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**NEWS**

There are many variations of passages of Lorem Ipsum available, [READ MORE](#)

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But the majority have suffered alteration in some form, by injected [READ MORE](#)

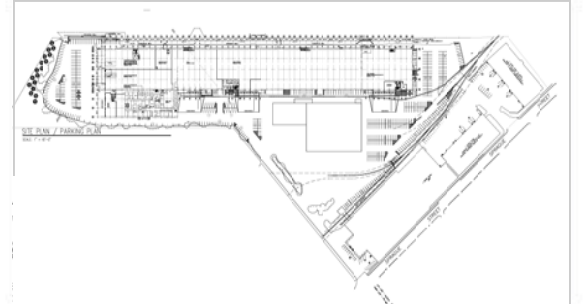
**BOSTON/DEDHAM COMMERCE PARK, 63-101 SPRAGUE STREET**

On behalf of the ownership, First Highland Management & Development would like to present Boston/Dedham Commerce Park, 65 Sprague Street. Our current renovations make both facilities well suited for any manufacturer and distribution uses.

Aerial Photo



Site Plan



**65 SPRAGUE STREET**

**TOTAL SF 450,000 SF**

OFFICE 45,000  
INDUSTRIAL 405,000

**SUBDIVIDABLE 1,250**

**PROPERTY HIGHLIGHTS**

**CLEAR HEIGHT** 17'-22'  
**CONSTRUCTION** STEEL FRAME & CONCRETE BLOCK  
**ZONING** INDUSTRIAL

**PARKING** 250  
AMPLE YARD SPACE  
**LOADING** 30 DOCK HEIGHT DOORS  
EXPANDABLE

**POWER** 3000 AMPS

**COLUMN SPACING** 22' X 33'

**ROOF** STEEL DECKING, INSULATED/RUBBER MEMBRANE; BU TAR & GRAVEL

**FLOOR** 6" REINFORCED CONCRETE

**YEAR BUILT** RENOVATIONS 2001

**LIGHTING** ENERGY EFFICIENT HIGH BAY (HIF) 400 W

**FIRE PROTECTION** FULL WET SYSTEM

**HVAC** FORCED HOT WATER  
HVAC - OFFICE

**UTILITIES**

**GAS** NSTAR  
**ELECTRIC** NSTAR  
**WATER** CITY OF BOSTON  
**SEWER** CITY OF BOSTON

**TAXES & OPERATING EXPENSES**

ESTIMATED \$1.70 p/sf

