

65
SPRAGUE STREET

—•THE•—
@ Readville
WORKSHOPS

FUTURE WAYFINDING SIGNAGE



CBRE

65

SPRAGUE STREET

SITE DESCRIPTION

Year Completed/Renovated	1905/1999
Size	
Warehouse	47,000 SF
Office	Approximately 7500 SF, including four private offices, a test kitchen and an employee break room
Land Area	13.7 acres
Utilities	
Water/Sewer	Boston Water Sewer/Dedham Water District
Gas/Electric	Eversource

CONSTRUCTION SPECIFICATIONS

Exterior	CMU
Loading	5 loading docks
Roof	Rubber ballasted and new roof, 2012 Centimark 60 mil TPO mechanically adhered
Building Depth	160'
Clear Height	21' (first floor); 17' (second floor)
Column Spacing	22' x 33'
Truck Court	100 + feet

AVAILABILITY SPECIFICATION

HVAC	Industrial air supply and exhaust, paddle fans throughout, [need more info on heating system]
Floor	Insulated freezer floor (39' x 70' footprint), sealed concrete floors with vinyl cove base throughout
Lighting	T-5 lighting
Walls	Fiberglass reinforced plastic (FRP) paneling in bakery, washable paint throughout
Bakery	[square footage] includes ±600 SF dishwashing room, ±1628 SF icing area
Plumbing	• Six drains (including one grease trap) • 300' of ½" hot water lines with six spigots • 300' of ½" air lines with drops at three • 150' of ¾" gas lines with drops at two locations
Electrical	[the last bit lays out the electrical subpanels in detail, but doesn't give us the aggregate amperage]
Parking	45 employee spaces [let's confirm]

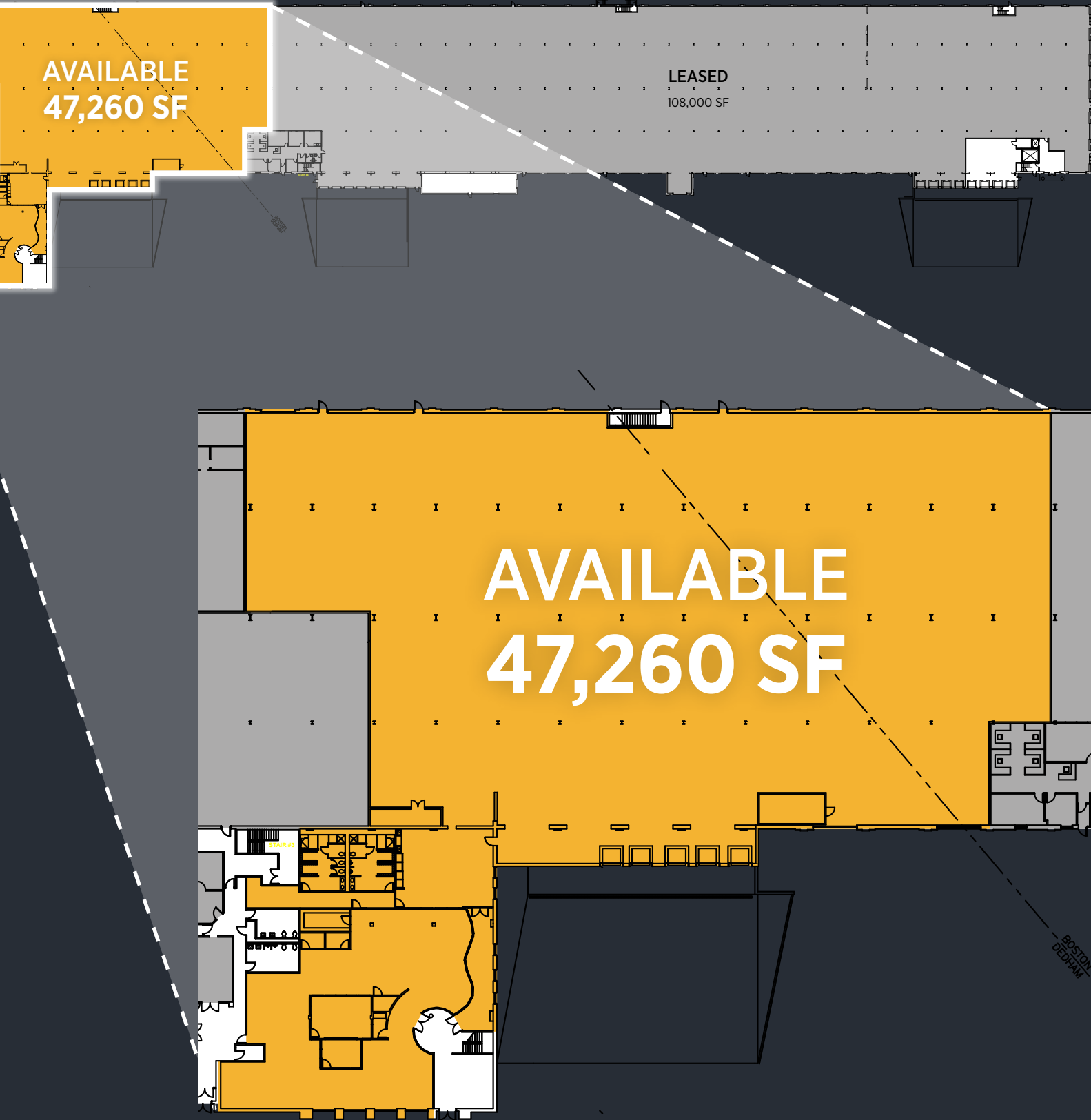
FIRST FLOOR

 **LEASED**
16,663 SF



- A** VACANT COMMON CONF ROOM 433 SF
- B** VACANT MGMT OFFICE 6,853 SF
- C** LEASED 1,050 SF
- D** LEASED 814 SF
- E** LEASED 2,189 SF

FLOOR PLAN





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