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Lincoln Property Co. and Stockbridge break ground on 176,800 s/f warehouse development

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Shown (from left) are: Clarke Cronin, Brian Kenney, Brian Murphy, Scott Brown, Krista Stephan, Jim Noonan, George Green, Scott Faber, and Trip Pace

Wrentham, MA Lincoln Property Company (LPC), in partnership with Stockbridge, hosted a groundbreaking ceremony to celebrate the start of construction on a speculative 176,800 s/f warehouse at 404 Green St. When completed, the class A industrial facility will be located one mile from I-495 and situated along Greater Boston’s premier industrial corridor, less than an hour drive from Boston, Providence and Worcester. The new building will be located near the expansive retail complex, Wrentham Village Premium Outlets.

“LPC is excited to expand our logistics program to Wrentham,” said Scott Faber, senior vice president of LPC. “We look forward to working with the town of Wrentham to deliver a great project and attract new businesses to the community.”

The development team purchased the fully-permitted 34.48-acre land site earlier in the year. The

project marks the fifth joint venture and the first ground-up development for LPC and Stockbridge in the local market.

“The 404 Green St. project is an exciting one for Stockbridge given the ability to expand our class A industrial presence in the Greater Boston market,” said Krista Stephan, asset manager at Stockbridge. “Fundamentals for logistics growth in the Boston area remain strong for well positioned and designed product like 404 Green St.”

In addition to 32-foot clear heights, 404 Green will feature 35 dock doors with vision panels, mechanical levelers, dock seals and dock lights, 33 trailer parking spaces, 60-foot speed bays, 130-foot truck court, 113 car parking spaces and 3,000 amps of power. Energy efficient systems include LED sensor lighting, ESFR sprinklers and 12 clearstory windows above truck doors in lieu of skylights.

ARCO National Construction Co. is the contractor for the speculative development.

“ARCO National Construction is excited to continue our ongoing partnership with Lincoln Property Company and work to bring more Class A industrial space to the Boston market,” said George Green, principal at ARCO National Construction. “The location and efficient design of this state-of-the-art facility will make it ideal for end-users looking to expand their distribution capacity in the region. Our local team is proud to provide design-build services for the project.”

LPC’s, Ellison Patten and James Tambone will serve as the exclusive leasing team for the property.

“Demand for quality industrial space with efficient access to I-495 remains strong and we are already fielding interest from a variety of industrial users,” said Patten, senior vice president at LPC.

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