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Project of the Month: Dacon Corp. and R.J. Kelly Co. constructing 95,700 s/f warehouse and distribution facility

September 26, 2025 - Spotlights



Methuen, MA Dacon Corporation, in partnership with R.J. Kelly Co., Inc., is currently constructing a 95,700 s/f, warehouse and distribution facility at 600 Griffin Brook Dr. The project, being developed on a design-build basis, is set to become a major addition to the Griffin Brook Industrial Park.

The new facility is designed with a focus on efficiency and flexibility to accommodate the needs of today's tenants. Key features include a conventional steel frame structure, 36-ft. clear height, 50-ft. by 50-ft. column bay spacing with a 60-ft. speed bay at the 24 loading docks. The building envelope will feature a TPO roof membrane with R-30 insulation and an insulated pre-cast concrete panel façade for superior energy efficiency. Designed to cater to two potential tenants, the building also offers maximum versatility and can accommodate whatever the market demands.

The facility will be equipped with advanced mechanical, electrical, and plumbing (MEP) systems to meet the needs of its future tenants. This includes a 3000-amp electrical service, rooftop-mounted packaged heat pumps to provide 100% electrical heating and cooling, an ESFR sprinkler system for racking flexibility, and connections to municipal water and sewer systems.

Shawn Smith of R.J. Kelly emphasized the strategic value of the project's location, noting, "We are continually searching for new opportunities to expand the R.J. Kelly portfolio, and we saw an opportunity in the strategically-located Griffin Brook Industrial Park. The development at 600 Griffin Brook Dr. is another example of R.J. Kelly's hands-on approach to delivering value for our investors, tenants, and municipalities within which they operate."

Construction of the warehouse facility began in early March 2025, with an anticipated completion date of November 2025. Once completed, the building will be ready for tenant improvements, marking a significant milestone for both companies involved and for the growing Griffin Brook Industrial Park.