



Spring 2017 Randolph Economic Development Snapshot

RANDOLPH:
We Mean Business!

Thank You for Your Support!



Table of Contents

About Randolph 4

New Developments & Business . . 10

Development Opportunities 16

Public Projects 21

Welcome to Randolph

I am very proud to join our many partners in the community to introduce this Economic Development Report in recognition of the unprecedented level of economic investment in the Town of Randolph.

Inside you will find a snapshot of information on a broad range of private development projects recently completed, underway or planned in the coming months. In addition, we are pleased to take this opportunity to celebrate the new companies that have recently moved to our community, as well as the various development and location opportunities available.

I take great pride in our collective efforts as a community to support economic growth and expansion. We have taken significant strides in recent years to undertake a variety of public investments to create an attractive and business friendly environment. From the construction of a new Fire Station, renovated Turner Free Public Library, new state-of-the-art Intergenerational Community Center, expanded Police Station, and the enhancement of Open Space opportunities – our administration is helping to foster the new growth we are seeing today.

Our diversity and inclusion also make Randolph special. We are the most diverse community on the South Shore, and possibly one of the most diverse towns in Massachusetts. This diverse experience and perspectives makes us vibrant, interesting and a great place to teach children about the 21st. century world community. Our goal is to make Randolph the quintessential 21st century community.

I hope you find the information in this report helpful and informative. Please do not hesitate to contact me directly if I can be of assistance.

David Murphy, Town Manager



Randolph – A Vibrant South Shore Community *on the Move!*

A vibrant and historic suburban residential community supplanted by light manufacturing and service industries, Randolph is centrally located with convenient access to major highway transportation corridors, as well as commuter rail and bus public transportation systems. Public investments to improve the towns central business districts, as well as the renovation of existing and construction of new public buildings exemplifies the commitment of Town leaders to preserve and enhance the quality of life for its many residents, businesses and visitors.

Randolph offers a variety of recreational venues, regardless of the season or desired activity. Whether it is canoeing or walking in the town owned 22 acre Powers Farm; accessing the open space and hiking trails within the 7,500 Blue Hills Reservation; or participating in the many community events and cultural activities held throughout the year, Randolph has an abundance of opportunities and activities for families and individuals of all ages to enjoy.

Fun Fact!

The town was incorporated in 1793 and was named in honor of Peyton Randolph, a wealthy Virginia patriot and first president of the Continental Congress in 1774.

Vibrant Business Areas

The largest business district in the community is Crawford Square, which consists of a traditional mix of small retail and service businesses, combined with a selection of larger national brand establishments situated throughout the downtown environment. Also residing within Crawford Square is the High School, Turner Free Public Library, Stetson Hall, Fire Station, Police Station, Town Hall and a variety of public memorials and community gathering areas – reinforcing the business district as the social and economic center of the community.

Over the past five years the Town administration has undertaken a variety of streetscape projects to improve the aesthetics and pedestrian accessibility within Crawford Square, as well as the North Randolph business corridor. Historic lighting, decorative banners, planting beds, utility burial and a variety of pedestrian amenities have made these areas more attractive and inviting to business investment.



Revised Crawford Square zoning provides the opportunity for more creative and dense development to invigorate economic activity and business growth, designed to reinforce the importance of Crawford Square as a hub for cultural, civic and social functions.

Industrial Parks

Randolph offers three vibrant light industrial commercial industrial parks, conveniently located to Routes 3, 93, 128, 95 and 24 major transportation corridors. These Industrial Parks are home to a variety of large manufacturing facilities, distribution centers and service industries, providing numerous employment opportunities in the community, and contributing greatly to the overall local economy.

Mazzeo Drive Commercial Corridor

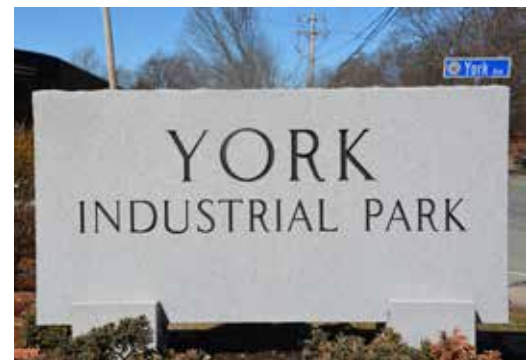
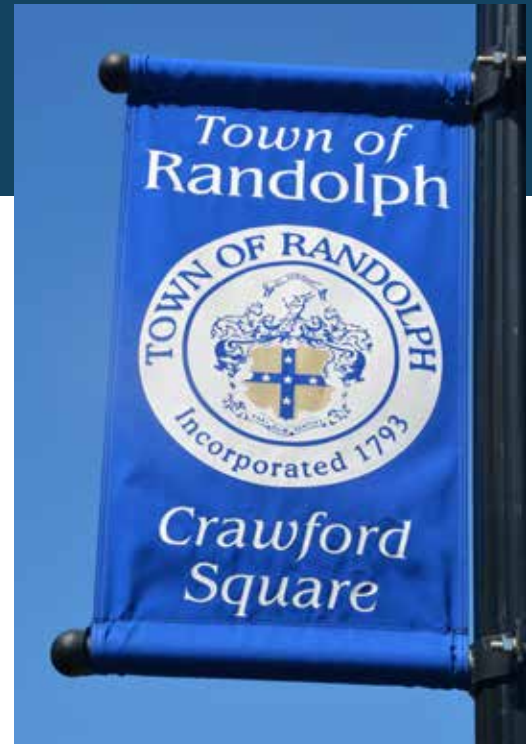
The Mazzeo Drive commercial corridor is located directly off of Route 24, major north/south arterial highway. Also known as Route 139, Mazzeo Drive is the connecting transportation link from Route 24 to Crawford Square. In 2013 A study was commissioned by the Town to create an action plan to help the community attract more businesses and jobs to Mazzeo Drive and Route 139 Corridor.

Dining, Entertainment and Conference Venues

Randolph has a wide range of restaurants to satisfy every palette, representing the numerous cultures that reside in this ethnically diverse community. Lantana and Lombardo's are two well-known, long standing Randolph businesses that offer social and business event and function space. The recently renovated Stetson Hall is an ideal location for larger performance and exhibition space, and the historic Belcher House provides opportunities for more intimate meetings and gatherings.

Fun Fact!

In 1840, the making of shoes and boots was listed as the primary industry in Randolph. That year 200,175 pairs of boots and 470,620 pairs of shoes were manufactured. Of the 677 families that lived in Randolph at the time, 464 listed boot and shoe makers as the head of family, and there were over thirty-five shoe and boot manufacturing facilities.



Randolph – *We Mean Business!*

Randolph is a proud, vibrant, progressive community with unparalleled geography and rich diversity.



Economic Development Tools and Resources

Tax Increment Financing

The Town of Randolph is a member of the Quincy Economic Target Area (ETA), which is a regional economic development collaborative designated by the Massachusetts Office of Business and Economic Development (MOBD). Through this collaboration the Town of Randolph has access to a variety of economic incentives including Tax Increment Financing (TIF), providing local and state tax breaks on new economic investment and the creation of jobs.

Small Business Financing and Counseling Services

The Randolph Business Loan Program is provided in conjunction with the South Eastern Economic Development (SEED) Corporation. The Loan Programs consist of Micro Loans up to \$50,000 and Small Business Loans for start-up and existing businesses from \$1,000 - \$200,000. Eligible businesses include restaurants, retail shops, arts/culture, service businesses, manufacturers and home-based businesses. Funds can be used for working

capital, leasehold improvements, equipment, furniture and fixtures, inventory and business refinancing.

SEED also offers a variety of business counseling services and workshops in conjunction with the Town of Randolph. Business assistance staff are available to provide guidance in developing a business plan, understanding and preparing financial statements and general guidance on the various components of opening and operating a small business.

Permitting Assistance

Town of Randolph staff are available and eager to help individuals through the permitting and licensing process. From aspiring entrepreneurs, small businesses to industrial and manufacturing users all have access to an open administration ready to assist you every step of the way.

Randolph Tax Rates are Very Competitive when Compared with Neighboring Communities

Area Communities	C/I Rate Tax Rate	Residential Tax Rate	Avg. Residential Home Tax Bill
Brockton	32.94	16.1	\$3,620
Braintree	23.72	10.74	\$4,537
Randolph	31.83	16.18	\$4,666
Stoughton	25.79	14.49	\$4,763
Avon	33.82	17.28	\$4,773
Holbrook	39.87	20.9	\$5,543
Quincy	28.71	14.17	\$5,638
Canton	26.34	12.79	\$6,447
Dedham	31.36	14.76	\$6,621
Milton	21.51	13.56	\$8,475
Note: The Town of Randolph has the 3rd Lowest Average Tax Bill for Single Family Homes. The tax rate in Randolph for commercial properties dropped by 4% and the residential rate dropped by 7% in 2017, from 2016.			



By The Numbers

Incorporated	1793
Population	33,456
Land Area	10.5 Miles
Pop Density	2,900/sq. mile
Median Age	39.6
Labor Force	17,829
Unemployment	4.40%
Government	Council / Manager
Average Value of a Single Family	\$288,376

Area Water Rates

Community	Rate per 100 Cubic	Comments
Randolph	\$3.97	0 - 2,500 Cubic Feet
	\$5.04	2,501 + Cubic Feet
Avon	\$2.75	1,401 - 8,000 Cubic Feet
	\$3.75	Over 8,000 Cubic Feet
Milton	\$5.43	
Quincy	\$6.29	
Holbrook	\$5.30	
Braintree	\$4.10	501 - 3,500 Cubic Feet
	\$7.42	3,501 - 20,000 Cubic Feet
Brockton	\$4.19	1250 - 2,500 Cubic Feet
	\$5.69	2,501 - 5,000 Cubic Feet
Stoughton	\$4.04	0 - 2,600 Cubic Feet
	\$5.95	2,601 - 5,000 Cubic Feet



Fun Fact!

Prior to colonial settlement in the 1700s, the Massachusetts and Wampanoag people used the land in Randolph for farming, hunting and fishing. Some of Randolph's oldest roads were laid out by Native American trails connecting Massachusetts Bay to points southwest. For example, North Main Street (Route 28) was likely first used as a Native American trail to the Blue Hills and Neponset River. A second regional trail between Massachusetts Bay and the Taunton/Bridgewater area was developed on South Main and North Streets. These two trails intersected in the present-day Crawford Square.

Randolph Town Hall
41 South Main Street
Randolph, MA 02368

www.Randolph-ma.gov

Town Manager: (781) 961-0911
David Murphy, Town Manager

Planning Department (781) 961-0936
Michelle Tyler, Planner

Inspectional Services (781) 963-0921
Ronald Lum, Building Commissioner

Wiring Inspector (781) 963-0921
John Ryan, Electrical Inspector

Plumbing Inspector (781) 961-0920
Robert E Curran Jr.

Department of Public Works (781) 961-0940
Richard A. Brewer Jr., Superintendent

These Businesses Already *Call Randolph their Home.*



NEW DEVELOPMENTS & BUSINESSES

Randolph is welcoming close to \$100 million in new commercial investments throughout the community creating a variety of new residential and commercial enterprises and hundreds of jobs in the community.

The time lines identified for each project are estimates provided at the time of this report and are subject to change. To find out the latest information please contact the project development team directly or the Town of Randolph Planning Department.

“Randolph is a very attractive location and has great proximity to Boston”

J.P. Fine, Principal of Rubicon Real Estate, LLC



Project Name: Omni Cable Corporation

Project Location: 64 York Avenue, Randolph MA

Primary Development Team: Detco Properties

Primary Contact: Jim Saffery

Primary Contact Email & Phone: jsaffery@omnicable.com

Primary Contact Address: 64 York Avenue, Randolph

Project Website: www.omnicable.com

Estimated Project Cost: \$3 million total investment

Move-In Date: December 20, 2016

Omni Cable consolidated its Boston area operations in the Town of Randolph by renovating an existing 40,000 sft. commercial building. Omni Cable is employee-owned, and is a nationwide distributor of specialty electrical wire and cable, selling exclusively through the electrical distribution channel. With its headquarters in Pennsylvania, the Randolph facility is one of 12 regional distribution centers across the country. Omni Cable is the industry's One-Stop Company for all industrial, commercial and residential wire and cable needs. The Randolph facility employs 16 employee/owners and oversees a distribution area that services all of the New England States, as well as New York.

New Developments



Project Name: Residences at Great Pond

Project Location: 15 Pacella Park Drive, Randolph MA

Primary Development Team: The Dolben Company, Inc. & Equity Industrial Partners

Primary Contact: Andrew K. Dolben

Primary Contact Email & Phone: akdolben@dolben.com / 781 404-4200

Primary Contact Address: 150 Presidential Way, Ste 220, Woburn, MA 01801

Project Website: www.dolben.com/communities/detail/residences-at-great-pond

Estimated Project Cost: \$40 million total investment

Project Start Date: August 2016

Estimated Project Completion: April 2018

The Residences at Great Pond is a 234 unit, 100% market rate community to be developed on approximately 13.86 acres of land in Randolph, Massachusetts. The Property consists of five (5) residential buildings of varying heights and a clubhouse facility. The clubhouse/leasing Center will be a single story building containing a model unit, great room, conference area, kitchen area and fitness center. Unit features include fully appliance kitchens, in-unit laundry equipment, granite counter tops in kitchens with cultured marble tops in bathrooms. The community will also include an outdoor grilling area, outdoor fire pit and swimming pool.

Construction is progressing well. Callahan, Inc., the general contractor, continues vertical construction of the apartment buildings and clubhouse. The roof and siding for the clubhouse is complete. Windows have been installed and the first round of inspections for electrical and HVAC are complete. Delivery of the Clubhouse is anticipated in July 2017, and the first units will be available for occupancy in September 2017.

Project Name: To be Determined (Former Devine School Property)

Project Location: 55 Old Street, North Randolph MA

Primary Development Team: Cruz Development & OHK Architects

Primary Contact: Armond McCoy

Primary Contact Email & Phone: amccoy@cruzcompanies.com / 617 445-6901

Primary Contact Address: 1 Jon Elliot Square, Roxbury, MA

Project Website: NA

Estimated Project Cost: \$40 million total investment

Estimated Project Start Date: Fall 2018

Estimated Project Completion: Summer 2021

Cruz Development has been tentatively designated, by the Town of Randolph, MA, to redevelop the property known as The Charles Gabriel Devine School. The designation was competitively won through a public Request for Proposal process. Our proposal sought to bring economic and community benefits to the site as well as the surrounding area. The property consists of 9.35 acres of which 2.31 acres is improved with a vacant school building, 6.01 acres is unimproved land and two additional properties that total 1.03 acres. Total development cost will be approximately \$40,000,000.

First, we are bringing a full service 20,000 s/f community health center to be housed in the historic portion of the school and a Practical Nursing School to the development in another wing of the building. Second, the residential uses on the site include 40 one-bedroom affordable elderly apartments to be built in newer wing of the existing school and construction of 47 new market-rate homes targeted to the over 55 demographic. We expect a strong synergy between the nursing school, the health center, senior and over 55 residents. The economic benefits include a multi-million dollar annual payroll to the town and placing a town owned tax exempt property on the town's real estate tax rolls.



Project Name: AutoZone – Randolph, MA

Project Location: 1260 North Street, Randolph MA

Primary Development Team: Wallace Co., LLC

Primary Contact: Mark Wallace

Primary Contact Email & Phone: mark.wallace@wallacellc.com / 617 696-6080

Primary Contact Address: One Boston Place, Suite 2600, Boston, MA. 02108

Project Website: www.wallacellc.com

Estimated Project Cost: \$2.1M

Estimated Project Start Date: May 1, 2017

Estimated Project Completion Date: September, 2017

The Wallace Co., LLC is pleased to announce they will be developing along vacant parcel of land at 1260 North Main St. A new AutoZone will be constructed at the site. The store will be a state of the art 7,381 sq.ft. facility, situated on a lot of 33,540 sq.ft., for use as an automotive parts and accessory store, with accompanying parking and site improvements. It will complement the existing Crawford Square Business District with walking and bike paths adjoining the other local businesses. AutoZone has a strong reputation in being active in their local communities and the store will employ about 15 people.

A special thank you to the Randolph Planning Board for their professionalism and guidance in granting a Special Permit that allowed this project to come to fruition.

Project Name: Melville Candy Corporation

Project Location: 28 York Avenue, Randolph MA

Primary Development Team: Build Out Construction

Primary Contact: Joe Melville

Primary Contact Email & Phone: Joe@candy.com / (781) 405-5169

Primary Contact Address: 70 Finnell Drive, Unit 16, Weymouth, MA

Project Website: www.Melvillecandycompany.com

Estimated Project Cost: \$500K

Estimated Project Start Date: April, 10 2017

Estimated Project Completion: June 1, 2017

Melville Candy Corporation is a 40 Year old Family Candy Manufacturer. The recipes and molds have been passed down in our family for over three generations beginning in the 1940's. We specialize in making custom shaped hard candy and chocolate novelty items. The business began in Quincy over 40 years ago in a two family home and later moved to Weymouth for approximately twenty years. It all started with a simple lobster shaped lollipop with less than five employees. Today we employ almost 100 employees. We have been featured on the Food Network, Cooking Channel, Metropolitan Home Magazine, People Magazine and our products have been featured in some movies such as "Valentine's Day" with Julia Roberts, QVC and Home Shopping Network. Some of our customers include Williams Sonoma, Crate and Barrel, Macy's, Cracker Barrel, Universal Studios, Disney, Tj Maxx and Homegoods. We stay committed to manufacturing top quality high end products made in the USA. We are very excited to move our operation to Randolph MA and continue our path to continued growth using the resources available in and around this great community.

New Developments



Project Name: Brothers Supermarket

Project Location: 300 North Main Street, Randolph MA

Primary Development Team: Brothers Supermarket

Primary Contact: Ambioris Fernandez

Primary Contact Email & Phone: Ambio637@yahoo.com / (617) 265-4616

Primary Contact Address: 776 Dudley Street Boston, MA

Project Website: www.brotherssupermarkets.com

Project Start Date: November 2016

Project Move-In Date: March, 2017

Brothers Supermarket recently opened a full service market in a long-vacant 37,570 SF commercial property that once occupied a Sudbury Farms. The company undertook a variety of leasehold improvements to the facility, which is located with the Crawford Square Business District in the center for town. The Randolph location is the third store for the family owned chain, which also has locations in and around the Boston area. Brothers Supermarket also provides a full catering service for all of your personal and business function needs. The new Randolph location provides numerous full and part-time jobs for the community, and creates another diverse shopping opportunity for local residents.



Project Name: Q Smile Dental Spa

Project Location: 3482 S. Main St. Randolph, MA 02368

Primary Development Team: John Lu & Anhphi Nguyen

Primary Contact: John Lu

Primary Contact Email & Phone: LUJD28@gmail.com / (781) 350-0328

Primary Contact Address: 82 S. Main St. Randolph, MA

Project Website: www.QSmileDentalSpaPc.com

Estimated Project Cost: \$550K

Project Start Date: August 2016

Move-In Date: Feb. 8th, 2017

Q Smile Dental Spa located at 482 South Main St is a 2400 SF full service dental facility and is our second dental office in the South Shore area. Our practice is devoted to comprehensive and preventative patient cares. We provide full dental procedures including: Endodontic, Orthodontics, periodontics, Dental Implants, Major Dental Restorations, and General Dentistry work. In addition, we also offer spa services including: Botox, Derma Filler, Microbladding “3D eyebrow tattoo”, and Eyelash Extensions.

Our new state-of-the-art office is designed to provide all of these services while giving our patients the most relaxing environment. Our dental chairs are equipped with massage features and an entertainment TV for your relaxation during treatments. Relax in our spa like atmosphere and let your fear of visiting the dentist banish. We offer rides to and from the nearest MBTA station providing even more convenience for you your family. In addition, our offices have playing areas for children, where kids can have fun while waiting for their appointments. Q Smile Dental Spa opens 7 days a week and accepts most insurances. Q Smile Dental Spa has a second location in Quincy at 235 Quincy Avenue.



Project Name: Mobil Gas / Ralphie's Gas and Convenience

Project Location: 733 South Main Street, Randolph MA

Primary Development Team: Chouba Engineering Group

Primary Contact: Ralph Haber

Primary Contact Email & Phone: Rorohaber@gmail.com

Primary Contact Address: 733 South Main Street, Randolph, MA

Estimated Project Cost: \$1M+

Estimated Project Start Date: October, 2016

Estimated Project Completion: May, 2017

The new Mobil Gas and Convenience store facility is located on highly visible Route 28 in South Randolph near the Town of Avon line. The approximately 3,000 building and site was engineered by Halim Chouba from the Chouba Engineering Group and constructed by SED Builders owned and operated by Saade Barbar. The location will be home to a state-of-the-art gas station and convenience designed to service area travelers, surrounding neighborhood and entire Randolph community.

Fun Fact!

The two hundred year tradition of boot and shoe making came to an end in 1975 when the Randolph Manufacturing Company closed. Known as Randy's, the company had produced canvas and rubber footwear and had become one of the three largest in the country by the 1960's, employing over 1700 workers. New industrial parks were developed, replacing footwear with emerging industries to take advantage of Randolph's proximity to regional transportation routes.

New Developments

POTENTIAL NEW DEVELOPMENT PROJECTS

There are a number of significant commercial parcels in the community that are in various stages of permitting and/or feasibility analysis, and are not included in this report. However, the level of interest continues to exemplify that the Town of Randolph is a very attractive location for commercial investment.



78 Pacella Park

Mazzeo Drive:

In 2013 A study was commissioned by the Town to create an action plan to help the community attract more businesses and jobs to Mazzeo Drive and Route 139 Corridor. The plan, “Mazzeo 2020: An Economic Development Action Plan”, identifies a series of Action Items to help the Town of Randolph to attract more businesses and jobs to the Mazzeo Drive and Route 139 Corridor.

Mixed within this vibrant commercial corridor are a variety of development and redevelopment opportunities, making it a prime commercial investment target area in the South Shore.



975 North Main Street

“Mazzeo Drive is ripe for redevelopment as a strong retail corridor”

Mazzeo 2020: An Economic Development Action Plan



Mazzeo Drive

DEVELOPMENT OPPORTUNITIES

This section of the report identifies a variety of commercial development opportunities in the Town of Randolph. Whether one requires a Class A office environment, a light industrial or manufacturing space; or a vacant parcel ready to accommodate a building to suit current and future growth aspirations, one will find the opportunity in the Town of Randolph.

“Love the location...Great spot and quick access to Routes 93 and 128”

Austin Burke, Operations Manager for Burke Distributing



Project Name: Lease of Former Burger King Site

Project Location: 18 North Street, Randolph MA

Primary Development Team: The Jan Companies

Primary Contact: Greg Gulino

Primary Contact email & Phone: gregg@jancompanies.com / 402 946-4000

Primary Contact Address: 35 Sockanosset Cross Road, Cranston, RI.

Project Website: www.jancompanies.com

Estimated Project Cost: Available for Lease

Estimated Project Start Date: Available Now

Estimated Project Move-In Date: Available Now

The former site of a Burger King is in the heart of Crawford Square, within close proximity to numerous restaurants and shops, Randolph High School, Turner Free Library and Town Hall. The property is a 31,400 site positioned at a very visible and active intersection of North Street and South Main Street. The 3,205 SF building has a drive thru and sits on a .81-acre parcel with approximately 50 parking spaces.

Available Properties



Project Name: High-Bay Industrial / Manufacturing Space

Project Location: 80 Trim Way, Randolph MA

Primary Development Team: CBRE New England

Primary Contact: Doug Rodenstein

Primary Contact Email & Phone: doug.rodenstein@cbre-ma.com
/ 617 912-7056

Primary Contact Address: 33 Arch Street, Ste 220,
Boston, MA 02119

Project Website: www.cbre-ne.com

Estimated Project Cost: For Lease

Estimated Project Start Date: Available Now

Estimated Project Move-In Date: Available Now

CBRE/New England's industrial team is please to bring to your attention the availability of a standalone +/- 63,088 SF industrial/ manufacturing building conveniently located near Routes 24 and Interstate 93. The facility is located on +/- 5.62 acres and comes equipped with a tremendous amount of power and high-capacity water and sewer. The building offers excellent 24' clear height, ample (and expandable) loading and abundant parking (120 spaces) for any manufacturing or R&D user.

The first floor consists of a +/- 5,000 SF Break Room / Office and +/- 46,000 SF of Industrial Space. The second floor consists of another +/- 5,000 SF of Office and +/- 7,000 SF of Production Space. The building was built in 1960 and renovated in 2016. It includes four 8' x 10' tailboard – height doors, one drive-in door and one interior tailboard dock.

Project Name: Former Chase Property

Project Location: 18 Highland Avenue, North Randolph MA

Primary Development Team: CBRE New England

Primary Contact: Ryan Minihan

Primary Contact email & Phone: ryan.minihan@cbre-ma.com /
617 912-6859

Primary Contact Address: 33 Arch Street, 28th Floor, Boston, MA

Project Website: www.cbre-ne.com

Estimated Project Cost:

Estimated Project Start Date: Available Now

Estimated Project Move-In Date: Available Now

The development site is positioned at very busy and visible intersection (Mazzeo Drive and Highland Avenue), anchoring a critical gateway entrance to Downtown Randolph from Route 24, off of Route 139. The site has multiple layout opportunities, as well as multiple access points. A variety of potential layout options including sites ranging from 5,000 SF to 15,000 SF, with ample parking to serve the needs of the businesses.

The site is situated near a variety of restaurant, retail and service businesses, and is positioned at a signalized intersection of Mazzeo Drive that receives approximately 26,000 cars per day. The site consists of approximately 5.67 acres.

Available Properties



Project Name: East Randolph Industrial Park

Project Location: 24-78 Teed Drive, Randolph MA

Primary Development Team: Atlantic Management Corporation

Primary Contact: Alan Connolly

Primary Contact Email & Phone:
aconnolly@atlanticmanagement.com / 508 665-6331

Primary Contact Address: 235 Newbury Street, Framingham, MA

Project Website: www.atlanticmanagement.com

Estimated Project Cost: Available for Lease

Estimated Project Start Date: Available Now

Estimated Project Move-In Date: Available Now

A variety of buildings comprise approximately 353,000 sq.ft. of Research and Development, Industrial and Office space. The East Randolph Industrial Park is conveniently located off of North Street, providing easy access to Route 24 and Route 3 South. The Industrial Park is home to many larger corporations. There are currently two spaces available, one at 17,000 SF and one at 5,000 SF.



Project Name: 647 North Main St.

Project Location: 647 North Main Street, Randolph MA

Primary Development Team: Connelly Construction

Primary Contact: Jeremiah and Steve Connelly

Primary Contact Email & Phone: 617 435- 3047

Primary Contact Address: 1859 Dorchester Ave, Dorchester, MA

Estimated Project Cost: Available for Sale

Estimated Project Start Date: Available Now

Estimated Project Move-In Date: Available Now

The property is a .31 acre vacant site located on Route 28 (North Main Street) within the Orchard Street Zoning District. The site, along with abutting properties, was re-zoned in 2014 to allow for more flexible mixed use development. Route 28 is major transportation corridor connecting Route 128/95 to Crawford Square. A signalized light is situated at the entrance of the property creating a safe egress access point. Connelly Construction is willing to build-to-suit or sell the site.

Available Properties



Project Name: Former VFW

Project Location: 19 Highland Avenue, Randolph MA

Primary Development Team: Kelley & Rege Properties

Primary Contact: Peter Kelly

Primary Contact Email & Phone: 617 839- 4069

Primary Contact Address: 378 Granite Ave, Milton, MA

Project Website: www.kelleyrege.com

Estimated Project Cost: \$1,475,000

Estimated Project Start Date: Available Now

Estimated Project Move-In Date: Available Now

The available property is a 31,363 SF lot, with a 4,554 SF commercial building, which was the former home of the local VFW. The property is located within the Randolph downtown commercial district and thus is guided by the Codman Square Zoning District, providing a variety of by-right uses to stimulate development opportunities. The property is very visible and conveniently located near a variety of retail, service, public sector establishments, as well as easy access to Route 139 and 24.



Project Name: Scanlon Drive Commercial Lot

Project Location: Randolph MA

Primary Development Team: Hart Family Partnership

Primary Contact: Paul Hart

Primary Contact Email & Phone: Paul@thelantana.com / 781 961 - 4660

Primary Contact Address: 536 North Main Street, Randolph, MA

Estimated Project Start Date: Available Now

Estimated Project Completion: Available Now

The property is a 5.5 acre site located at 34 Scanlon Drive, within ½ mile of Interstate Route 93 and the Route 24 interchange within the General Business Highway District Zone. The site is being marketed for sale, and is prime location for a large mixed use development looking for high visibility and convenient access to major transportation networks.

Available Properties

Project Name: East Randolph Industrial Park

Project Location: Teed Drive

Leasing Agent: R.W. Holmes Realty Co., Inc.

Primary Contact: Robert Strelke

Primary Contact Email & Phone: rstrelke@comcast.net /
(508) 655-5626

Primary Contact Address: 321 Commonwealth Road, Suite 202,
Wayland, MA

Project Website: www.rwholmes.com

Estimated Project Cost: Lease

Move-In Date: Available Now

R.W. Holmes has the following Office/R&D/Industrial Buildings available for lease within the East Randolph Industrial Park, which is 3 miles from Route 128 / Route 93.



39B Teed Drive

A 17,000 SF Industrial building with 3 Shipping Docks, 1 drive in door, and 3,000 SF office area.



40 Teed Drive

A 10,000 SF open layout space with 1 Shipping Dock and a large break room with kitchen.



55 Teed Drive

A 7,200 SF open layout space with 2 Shipping Docks, 1 ramp drive in door, newly finished 1500 SF office area, 20' clear ceiling height and 200 amp, 3 phase power.

Available Properties

TOWN OF RANDOLPH PROJECTS

The Town of Randolph and its leadership at all levels understands that investment in public infrastructure is a vital catalyst to private growth. Throughout the last several years the town has undertaken a variety of initiatives to improve various public buildings, roads and streetscapes, public parks and recreation areas. These projects directly relate to the future economic growth and quality of life in the community.



Powers Farm: The Town of Randolph continues to renovate and enhance the 22 acre park and associated 5 acre pond facility off of North Main Street. Improvements consist of a raised boardwalk through the Atlantic White Cedar Swamp and bike paths. A new Boat House and Dock with Pavilion provides free canoeing and kayaking in the summer. The Park has public restrooms and provides home to the Randolph Farmers Market. Future plans include a community garden.



Intergenerational Community Center (ICC): Construction is underway on a new 36,000 sq ft. building to house Veteran's Services, Senior Services and Recreation Services for the benefit of the entire community. The facility will include a double gym with elevated walking track, teaching kitchen, exercise room, dance studio, game room, flexible program spaces and administrative offices. The exterior will include bocce courts, shuffleboard, chess tables.

Centrally located, the facility is located next to Imagination Station playground and Splash Park, Williams Gazebo, Zapustas Ice Rink, Little League fields, and a short walk from Belcher Park, Cochato Challenge Course and soccer fields.

Public Projects



Reservoir Walk: This project is in the development phase, and entails a 4.5 mile walking and biking trail around the Great Pond Reservoir.



New Fire Station: In February 2017 the Town completed the construction of a new 7,894 SF Fire Station at 952 North Main Street. The new centrally located facility can accommodate larger and more apparatus for better deployment and more rapid response.

The old fire station building will be torn down and the property will be used as a park, as well as a site for a public safety memorial.

Total project investment for the land, design and construction was 5,752,797

Completion Date: March 2017



Expanded Police Station: The Town recently opened an expansion and renovation of the Police Station to improve public access. The renovated facility provides new unsecured space for the public to meet with police staff, an improved evidence storage, better processing area for prisoners and expanded space for the detective division.

Total Design and Construction Costs: \$6,108,000

Completion Date: March 2017

Public Projects



Turner Free Library Renovation: The Town recently completed an extension renovation of the public library, which included improved accessibility (new lift, updated technology (RFID), additional restrooms, upgrades to the HVAC, creation of a reading lounge and the installation of a Teen/Youth space.

Project Cost: \$2.5 million



Comprehensive Master Plan and Open Space & Recreation Plan:

The Town is currently undertaking a complete review and revision of these plans through the services of the Harriman Group. The last master plan was produced in 1999, and this latest version is expected to be completed in late 2017. Public meetings and discussions are ongoing.



Bicycle Connectivity: The Town is currently undertaking a review of existing biking conditions and facilities with the community, which will be followed by recommendations for modifications and additions. The review is being conducted with support from Tool Design Group. A plan with recommended action items is scheduled to be ready by the Spring, 2017.

Public Projects



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