



520 West Street Mansfield, MA

±50,000 SF build-to-suit opportunity OR up to ±102,000 SF expansion capabilities of existing ±160,525 SF building footprint at 33 Suffolk Road in one of Massachusetts' premier Industrial parks

ThePortfolioAtCBP.com



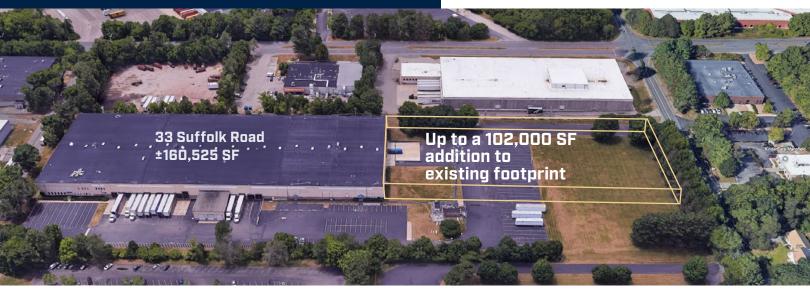
THE PGIM PORTFOLIO AT CABOT BUSINESS PARK

520 West Street

Located in Cabot Business Park, the ±2.8-acre site at 520 West Street offers a build-to-suit opportunity for industrial/flex space as a stand-alone building or expansion to the existing adjacent structure at 33 Suffolk Road. Owned exclusively by PGIM, this property sits in one of the most distinguished industrial locations in the state, notably at the exchange of I-495, I-95, and Route 140. Superior access to these key highways is a driving factor in strong tenant demand and steadily high occupancy rates at Cabot Business Park.



Option 1 - addition to existing footprint



Option 2 - new stand-alone building



Existing Cabot Business Park Tenants

Amazon Toyota Amerisource Bergen MGX Distributors Hagen Rexel Expedited Freid U.S. Lumber National Lumber Co. Best Buy

Expedited Freight Best B Chex Finer Foods Cardin

Cardinal Health

PGIM PORTFOLIO AT



As the most established and developed industrial campus south of Boston, Cabot Business Park includes a diverse and recognized tenant base that thrives on prime access to top metros and highway systems connecting the region.



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