

PGIM PORTFOLIO AT



CABOT
BUSINESS PARK



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



PGIM REAL ESTATE +



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 Freight
Chex Finer Foods

U.S. Lumber
National Lumber Co.
Best Buy
Cardinal Health



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.



Unmatched access

I-495 – Adjacent

I-95 – Adjacent

Route 1 – 3 mi

Providence – 15 mi

Boston – 20 mi

Worcester – 30 mi

MBTA Providence/
Stoughton Line in

Mansfield to:

South Station – 40 mins

Providence Station – 29 mins

Blue Apple Bus to Logan

Int'l Airport – 1 hr 15 mins

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