

PGIM PORTFOLIO AT



CABOT
BUSINESS PARK



33 Suffolk Road | Mansfield, MA

±71,818 SF - 160,525 SF high-bay warehouse space for lease with expansion option in one of Massachusetts' premier industrial parks

ThePortfolioAtCBP.com



PGIM REAL ESTATE +



THE PGIM PORTFOLIO AT CABOT BUSINESS PARK

33 Suffolk Road

Located in Cabot Business Park, this high-bay warehouse with two built-out office pods is currently available for lease and presents a unique opportunity for expansion, outdoor storage and/or parking on an adjacent ±2.8-acre site. 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.



Building Specifications

Building size: ±160,525 SF

Total availability:

- ±160,525 SF
- Warehouse: ±149,425 SF
- Office: ±11,101 SF

Clear height: 28'-0" - 30'-0"

Bay spacing: 32' x 40' (typical)

Loading: 23 tailboard doors, 1 drive-in

Parking: 75 auto spaces, 7 tractor spaces, 33 trailer spaces

Lot size: ±10 acres

Expansion option: 2.8-acre land available for IOS/trailer storage/additional parking

Year built: 1972

Lighting: LED

Power: 1,400 amps, 480 volts, 3-phase (to building)

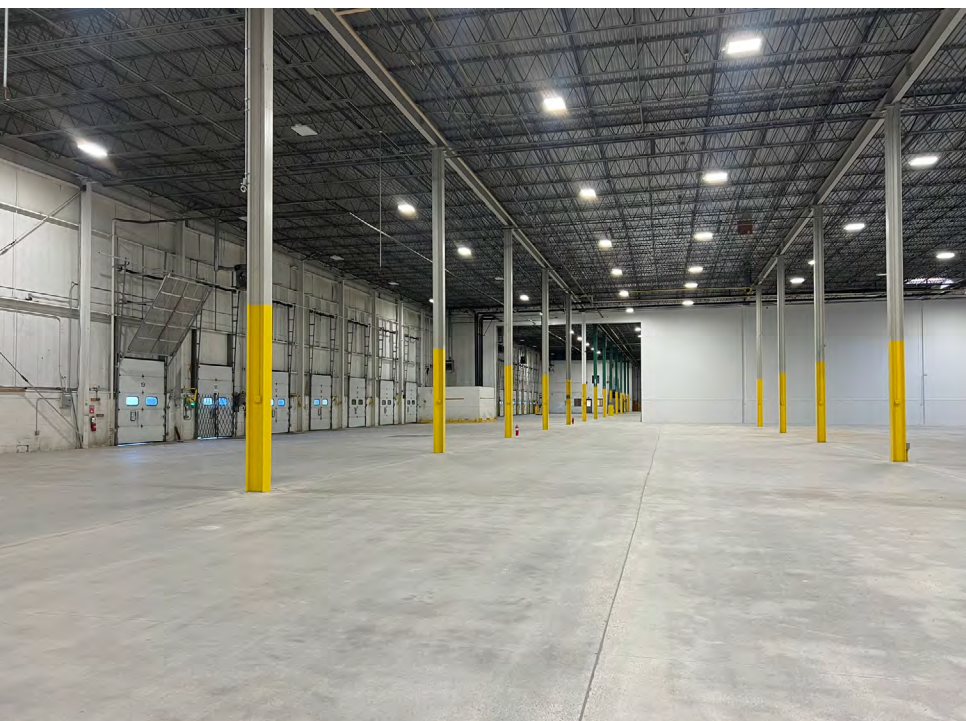
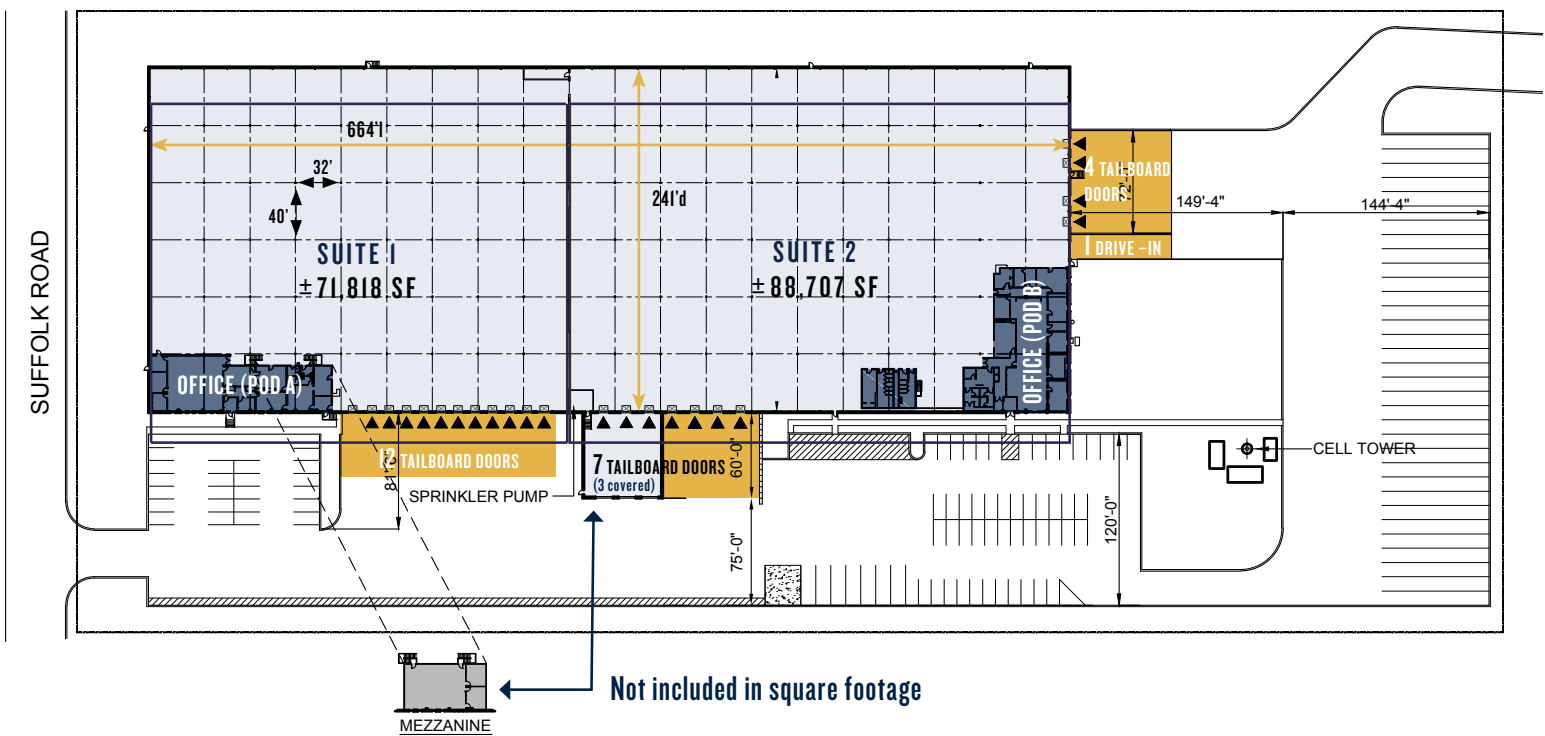
Sprinkler system: ESFR

HVAC: Warehouse - heated

Utilities:

- Gas: Eversource
- Electric: Mansfield Electric
- Water & Sewer: Town of Mansfield

AVAILABILITY



Existing building footprint:
±160,525 SF

- Total availability:**
- Suite 1: ±71,818 SF
Warehouse: ±66,928 SF
Office: ±4,890 SF
 - Suite 2: ±88,707 SF
Warehouse: ±82,497 SF
Office: ±6,210 SF

Clear height:
28'-0" - 30'-0"

Bay spacing:
32' x 40' (typical)

Building Expansion Capabilities

Combine the existing space at 33 Suffolk Road with the adjacent ±2.8-acre site at 520 West Street to offer an expansion option for Industrial Outdoor Storage/trailer storage/additional parking (with up to 100 additional spaces for a total of 133) or a building addition for flex/industrial use.

Expansion Option 1



Expansion Option 2



PRIME LOCATION & ACCESS

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

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



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