

PGIM PORTFOLIO AT



CABOT
BUSINESS PARK



31 Plymouth Street | Mansfield, MA

±27,030 - 113,015 SF warehouse and office space
with rail access available for lease in one of
Massachusetts' premier Industrial parks

ThePortfolioAtCBP.com



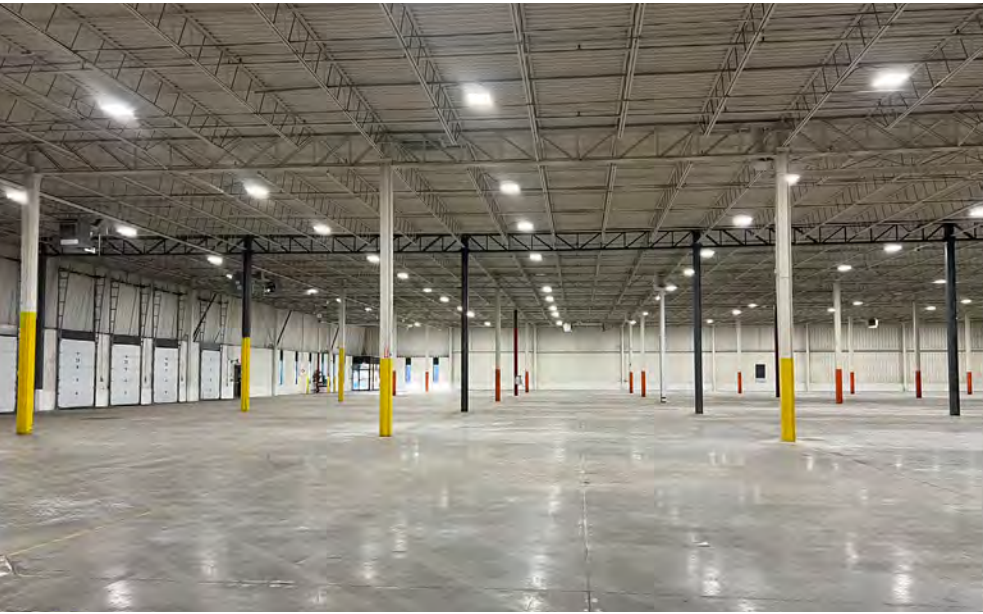
PGIM REAL ESTATE +



THE PGIM PORTFOLIO AT CABOT BUSINESS PARK

31 Plymouth Street

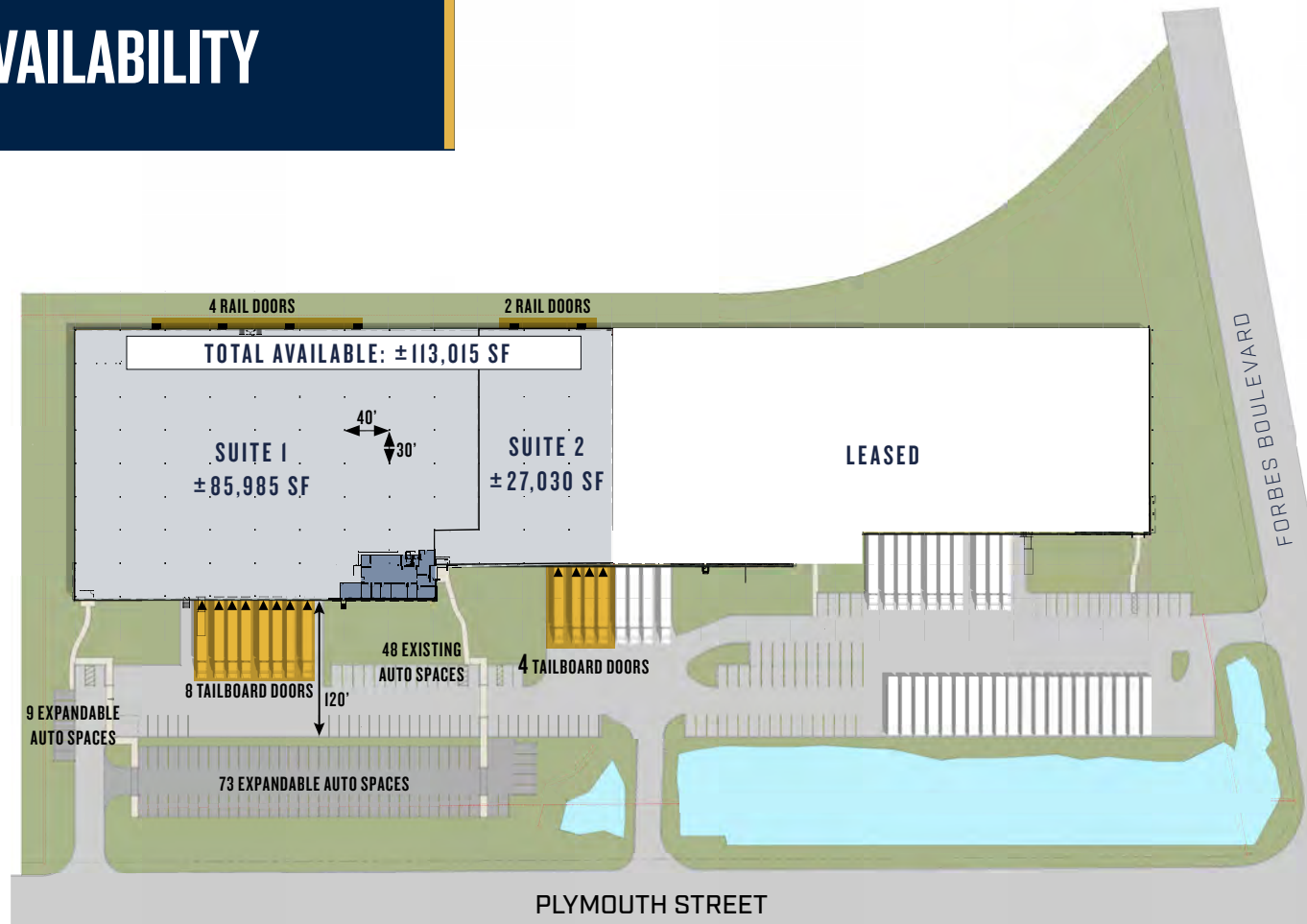
Located in Cabot Business Park, 31 Plymouth Street offers ±109,549 SF of warehouse plus ±3,466 SF of office area. Owned exclusively by PGIM, this property sits in one of the most distinguished industrial locations in the state, notably at the exchange of I-495, I-95, and Route 140. Superior access to these key highways is a driving factor in strong tenant demand and steadily high occupancy rates at Cabot Business Park.



Building Specifications

Total building size: ±206,300 SF	Loading: 12 tailboard doors, 6 rail doors	Power: 400 amps, 480 volts, 3-phase (to suites)
Total availability: ±113,015 SF • Warehouse: ±109,549 SF • Office: ±3,466 SF	Parking: 105 auto spaces (to building, expandable)	Sprinkler system: Wet
Clear height: 22'-0"	Lot size: ±13.6 acres	Utilities: • Gas: Eversource • Electric: Mansfield Electric • Water & Sewer: Town of Mansfield
Bay spacing: 30' x 40' (typical)	Year built: 1980	
	Lighting: LED	

AVAILABILITY



Existing building footprint:

±206,300 SF

Total availability:

- Suite 1: ±85,985 SF
Warehouse: ±82,519 SF
Office: ±3,466 SF
- Suite 2:
Warehouse: ±27,030 SF

Clear height: 22'-0"

Bay spacing: 30' x 40' (typical)

Loading:

Suite 1: 8 tailboard doors, 4 rail doors
Suite 2: 4 tailboard doors, 2 rail doors

Parking:

48 existing auto spaces,
82+ expandable auto spaces



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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