

545

WASHINGTON STREET

Wrentham, MA

±34,070 SF - 75,195 SF

Class A High-Bay Industrial Warehouse
Route 1 Frontage at I-495 Intersection

AFFINIUS
CAPITAL

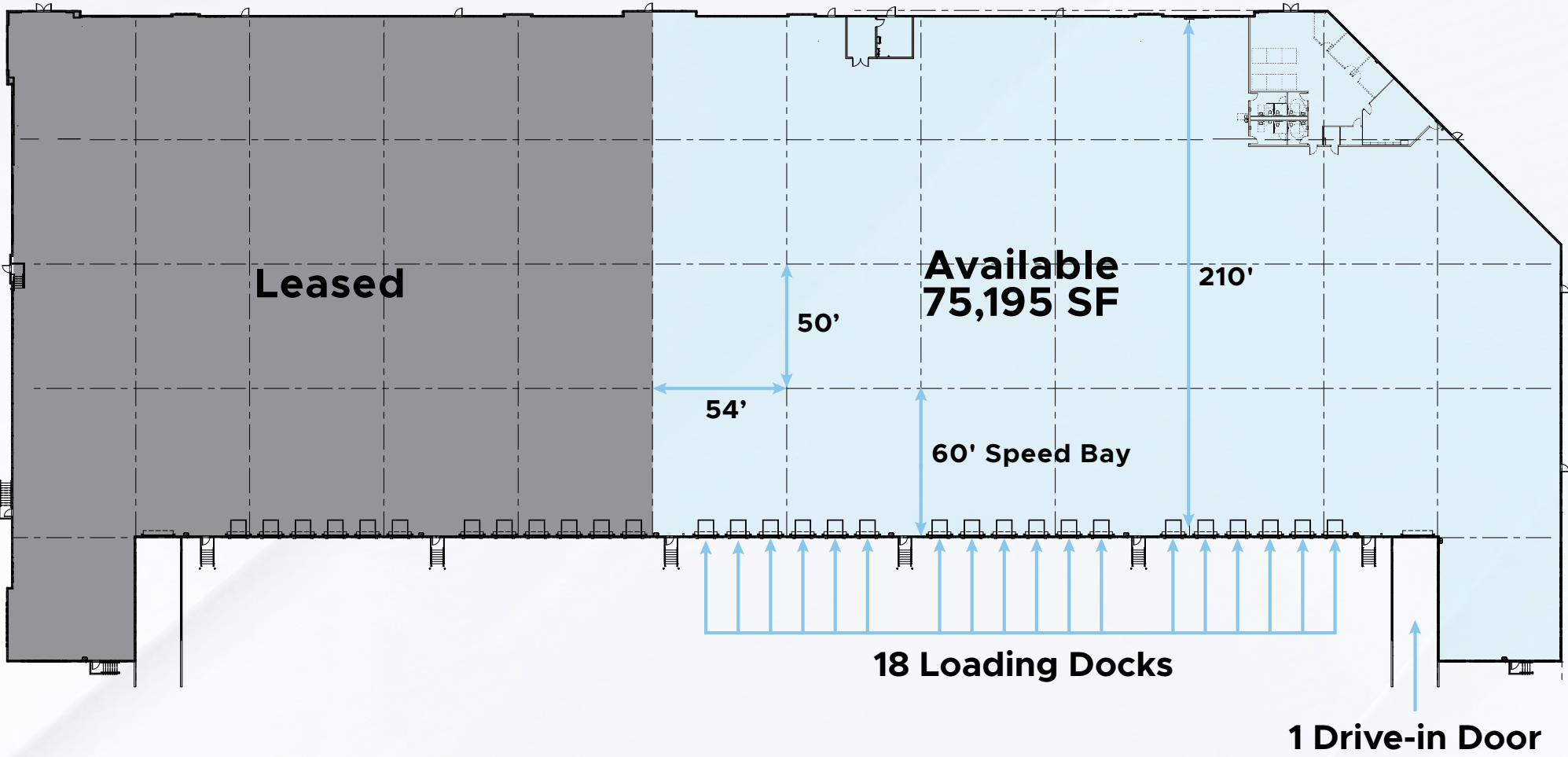
BLUEWATER
PROPERTY GROUP

JLL

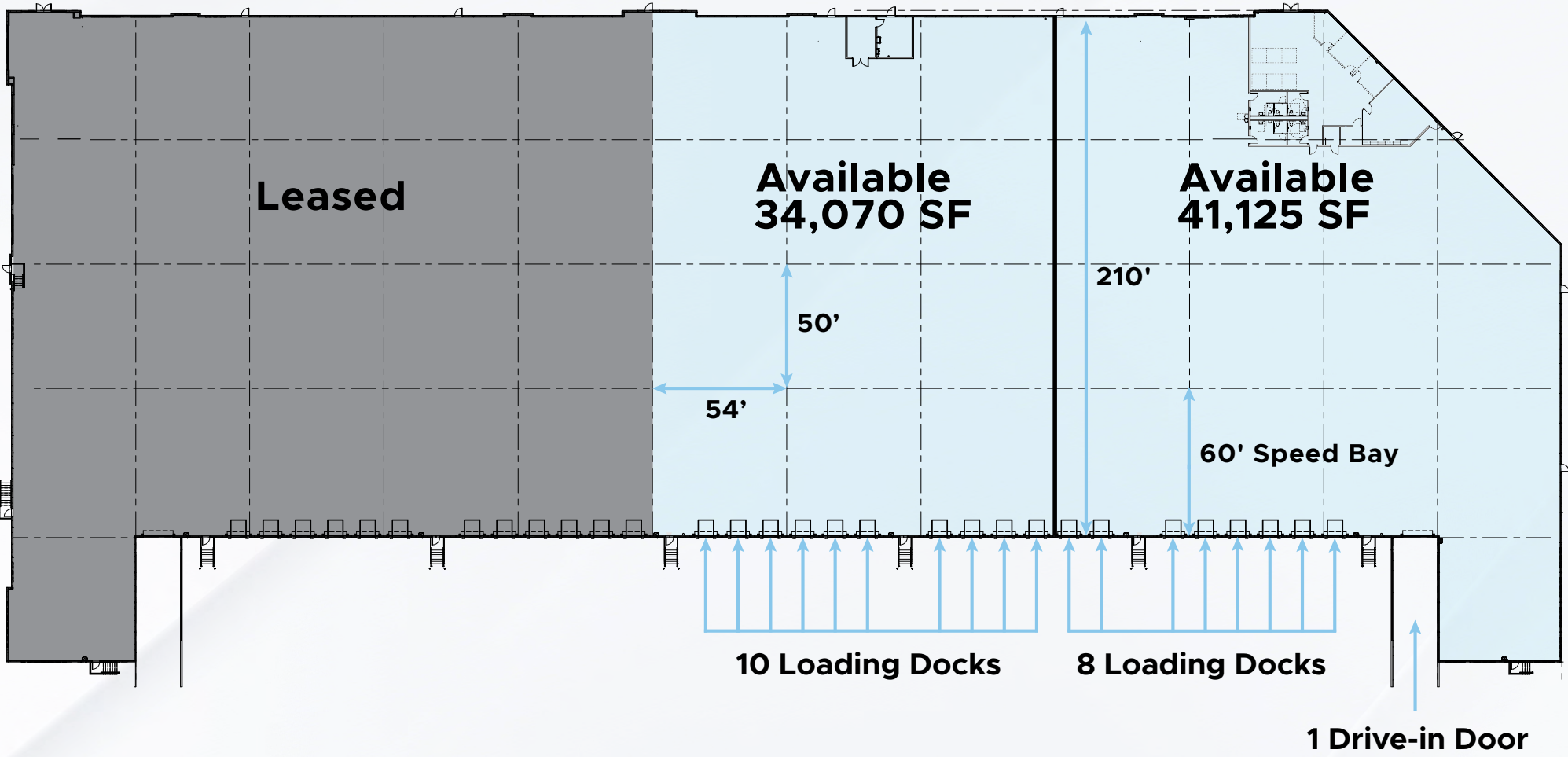


**Brand New Construction
Ready for Occupancy**

FLOOR PLAN | ±75,195 SF



SUBDIVISION PLAN | ±34,070 - 75,195 SF



BUILDING SPECIFICATIONS

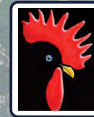
Building Size	±132,055 SF
Available SF	±34,070 - 75,195 SF
Clear Height	36'
Column Spacing	50' x 54' (Typical) w/ 60' Speed Bay
Loading	18 Loading Docks (9' x 10') w/ 40,000 lb Mechanical Levelers
	1 Drive-in Door (12'x14')
Truck Court Depth	135' - 185'
Car Parking	79 Spaces (1.05 per 1,000 SF) EV Spaces Installed
Trailer Parking	8 Spaces (to suite)
Power	2,000A, 480/277V (to suite)
Lighting	LED Fixtures (25' Candles 3' AFF)
Fire Protection	ESFR
Construction Type	Pre-Cast Insulated Concrete
Roof Type	60 MIL TPO Membrane (20-Year Warranty)
Floor Slab	7" Unreinforced
Utilities	Electrical: National Grid Gas: Eversource / Liberty Water: Town of Wrentham Sewer: On-Site Septic



SITE PLAN



ACCESS & AMENITIES



545
WASHINGTON STREET
Wrentham, MA

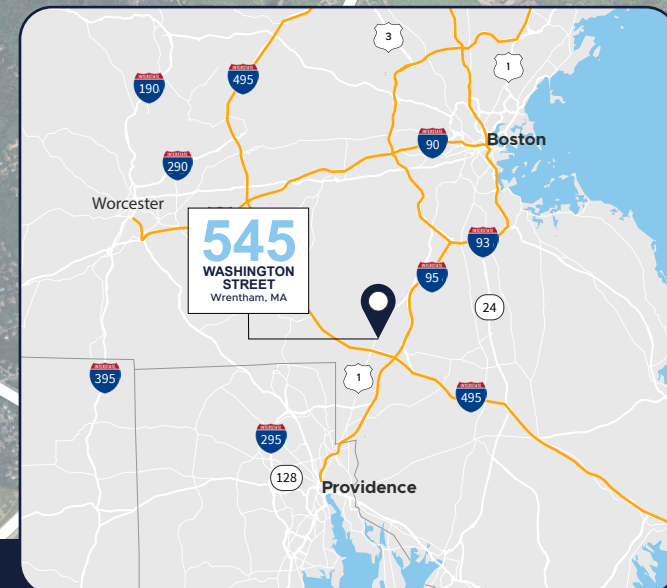
110 Grill
EVVIVA TRATTORIA



Luciano's
ITALIAN RESTAURANT

TAP TAVERN

PLAINRIDGE PARK CASINO



Drive Times

Interstate 495	1 Minutes	0.8 Miles
Interstate 95	4 Minutes	3.4 Miles
Interstate 93	16 Minutes	13.5 Miles

Key Distances

Downtown Boston	36 Minutes	30.5 Miles
Providence, RI	24 Minutes	21.9 Miles
Worcester, MA	42 Minutes	41.2 Miles

CONTACTS

Joe Fabiano

joe.fabiano@jll.com
+1 781 844 7893

Michael Ciummei

michael.ciummei@jll.com
+1 978 621 7241

Rachel Marks

rachel.marks@jll.com
+1 508 259 2440

Chelsea Andre

chelsea.andre@jll.com
+1 508 951 7817

Dane Caracino

dane.caracino@jll.com
+1 617 640 0316

Kendall Sullivan

kendall.sullivan@jll.com
+1 978 882 3259

545

WASHINGTON
STREET

Wrentham, MA



BLUEWATER
PROPERTY GROUP



DISCLAIMER © 2025 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Jones Lang LaSalle Brokerage, Inc.