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FORBES BOULEVARD

MANSFIELD, MASSACHUSETTS



±222,357 SF

High-Bay Building
For Lease

WITH POTENTIAL CSX RAIL ACCESS



PROPERTY DESCRIPTION

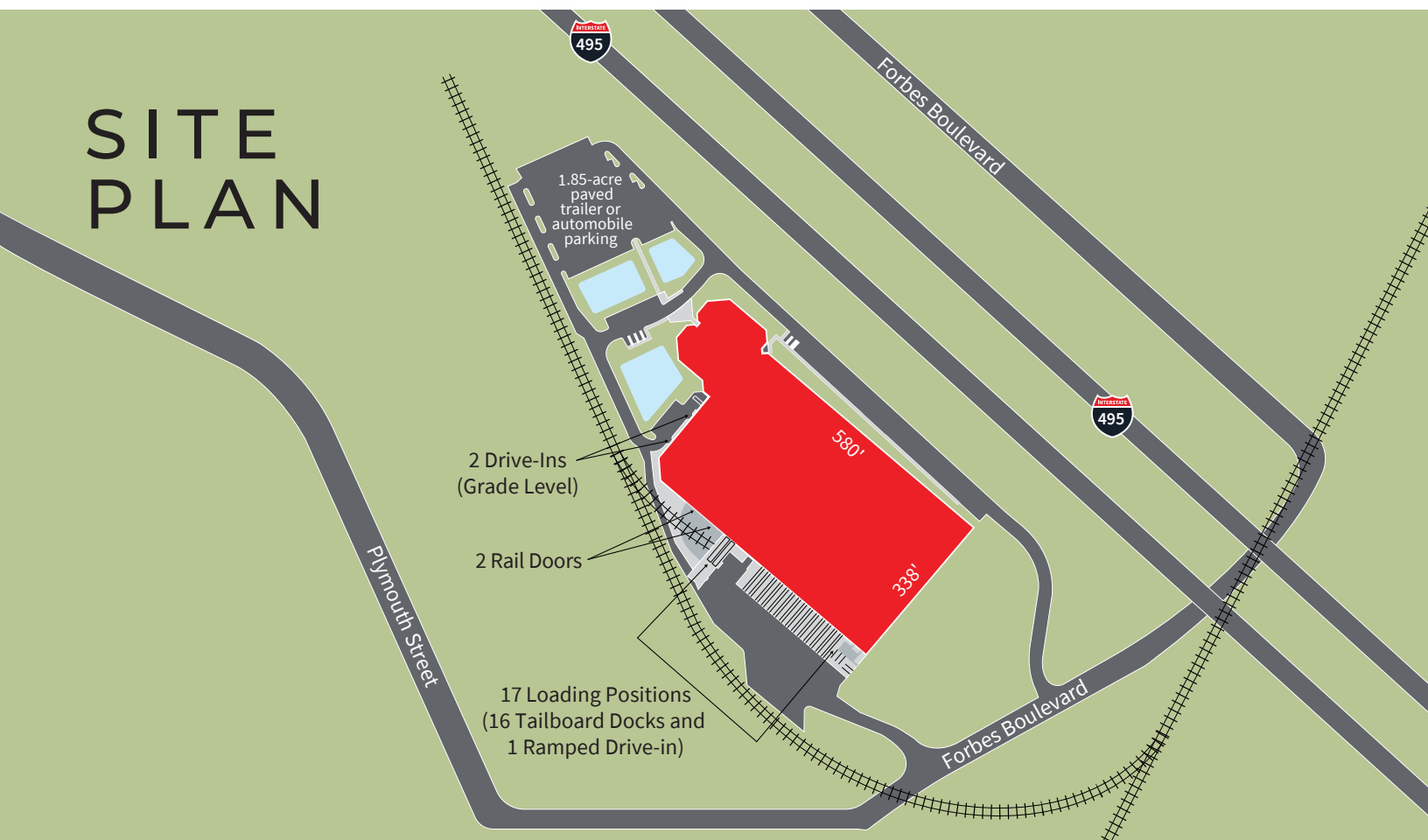
BUILDING DESCRIPTION

TOTAL BUILDING SIZE:	±222,357 SF
TOTAL WAREHOUSE:	±200,700 SF
TOTAL OFFICE:	±21,657 SF
BUILDING DIMENSIONS:	338' x 580'
COLUMN SPACING:	48' x 48'
YEAR BUILT:	1988/2007
LOADING:	16 tailboard docks 3 drive-Ins 2 rail transport doors
ROOF:	60 mil thick PVC-membrane
POWER:	2000A; 240/480V; 3ph; 4w
CLEAR HEIGHTS:	28'
RAIL LINE:	CSX (spur to site)
SPRINKLER:	ESFR

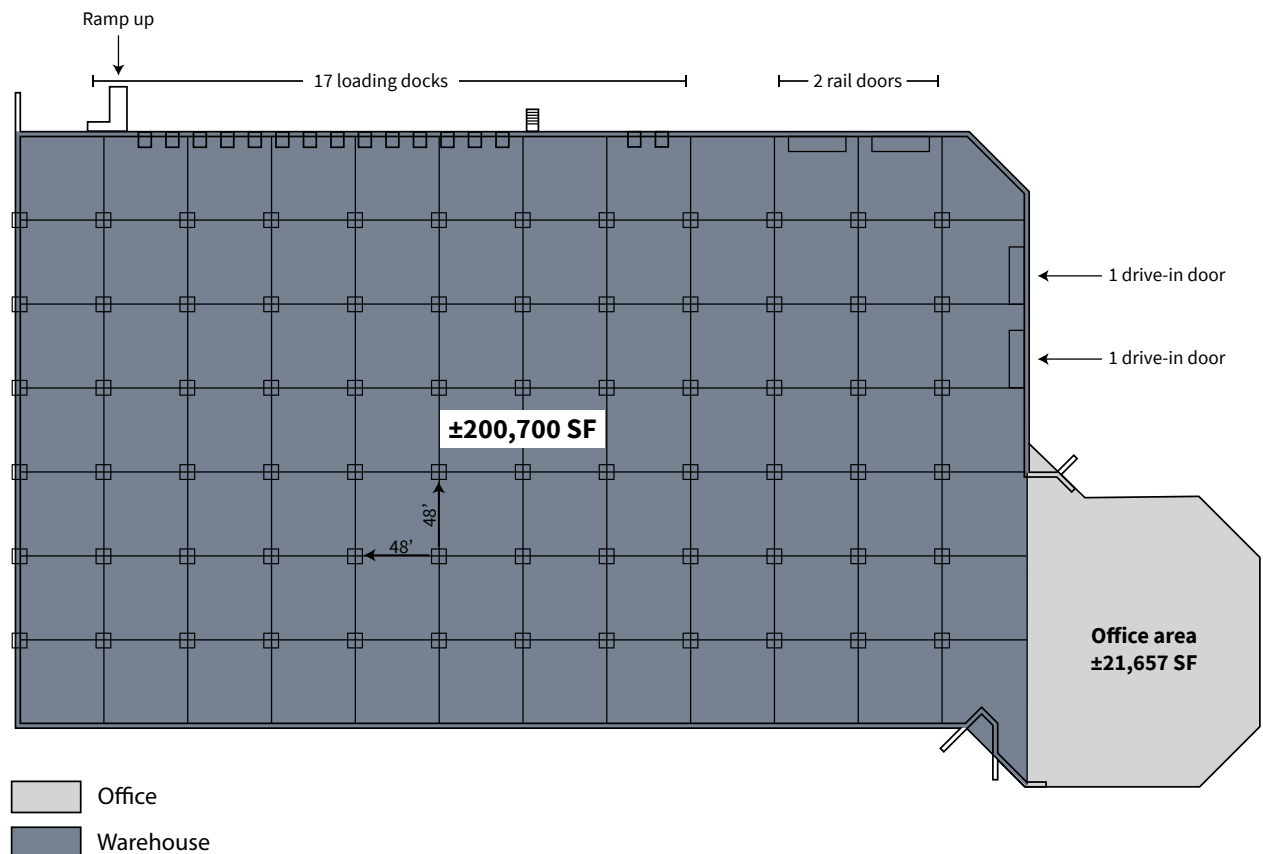
SITE DESCRIPTION

LAND AREA:	19.77 Acres
ZONING:	PBD (Planned Business District)
PARKING SPACES:	90 lined auto spaces and 16 lined trailer spaces, plus 1.85 acre lot for ample overflow auto or trailer parking
UTILITIES	
- WATER/SEWER:	Town of Mansfield
- GAS:	Eversource
- ELECTRIC:	Mansfield Municipal Electric

SITE PLAN



- Located in the most institutionalized and developed business park south of Boston with a diverse and established tenant base.
- Ideally situated at the interchange of two of Southern New England's primary transportation arteries that serve the Northeast: I-495 and I-95.
- The superior access is the critical factor in the low vacancy rates and high tenant demand within the Cabot Business Park.



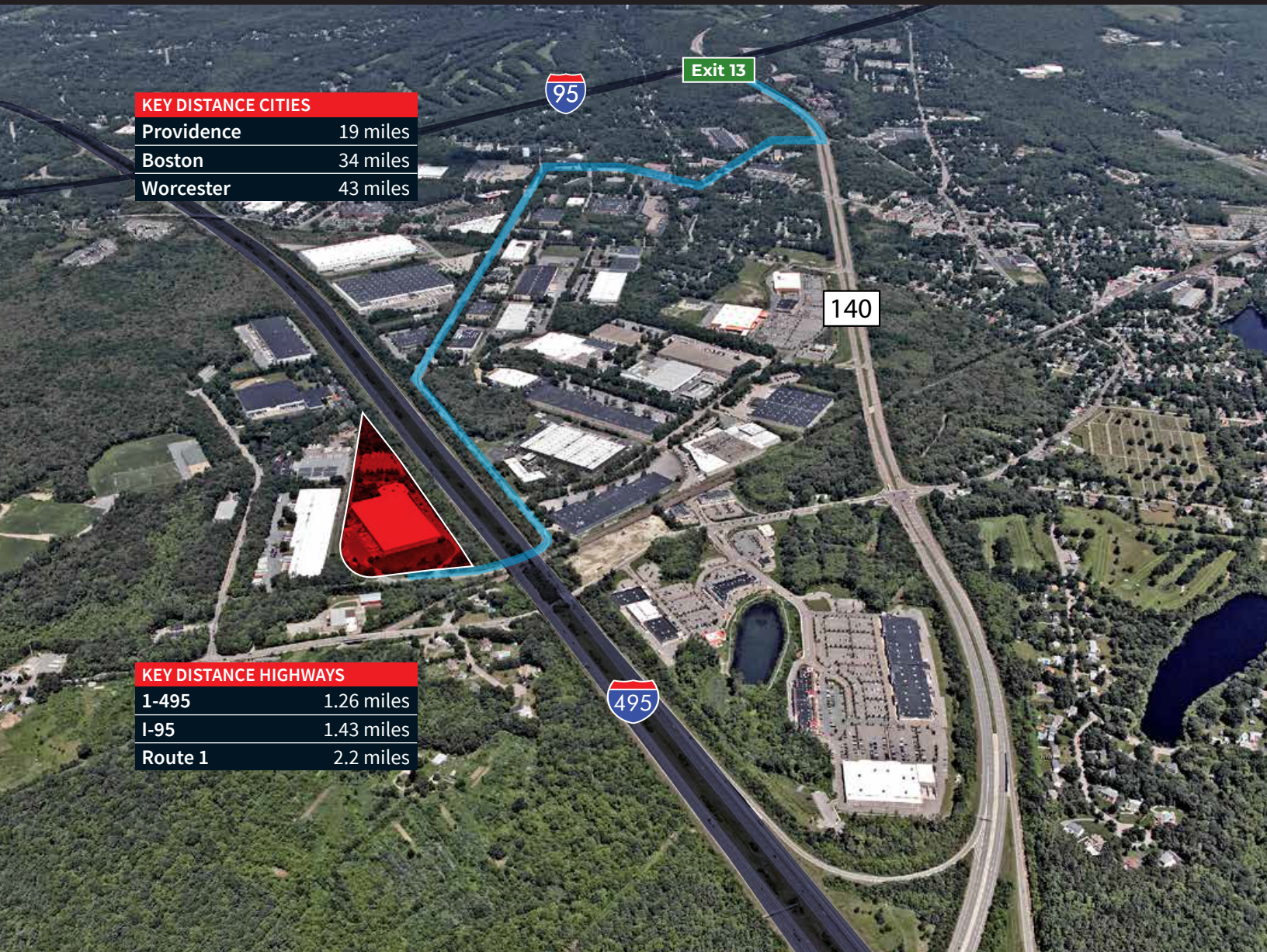
PRIME ACCESSIBILITY

KEY DISTANCE CITIES

Providence	19 miles
Boston	34 miles
Worcester	43 miles

KEY DISTANCE HIGHWAYS

1-495	1.26 miles
I-95	1.43 miles
Route 1	2.2 miles



Contact information

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