

PGIM PORTFOLIO AT



CABOT
BUSINESS PARK



50 Hampden Road | Mansfield, MA

±31,149 SF warehouse/distribution available for lease in one of Massachusetts' premier Industrial parks

ThePortfolioAtCBP.com



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THE PGIM PORTFOLIO AT CABOT BUSINESS PARK

50 Hampden Road

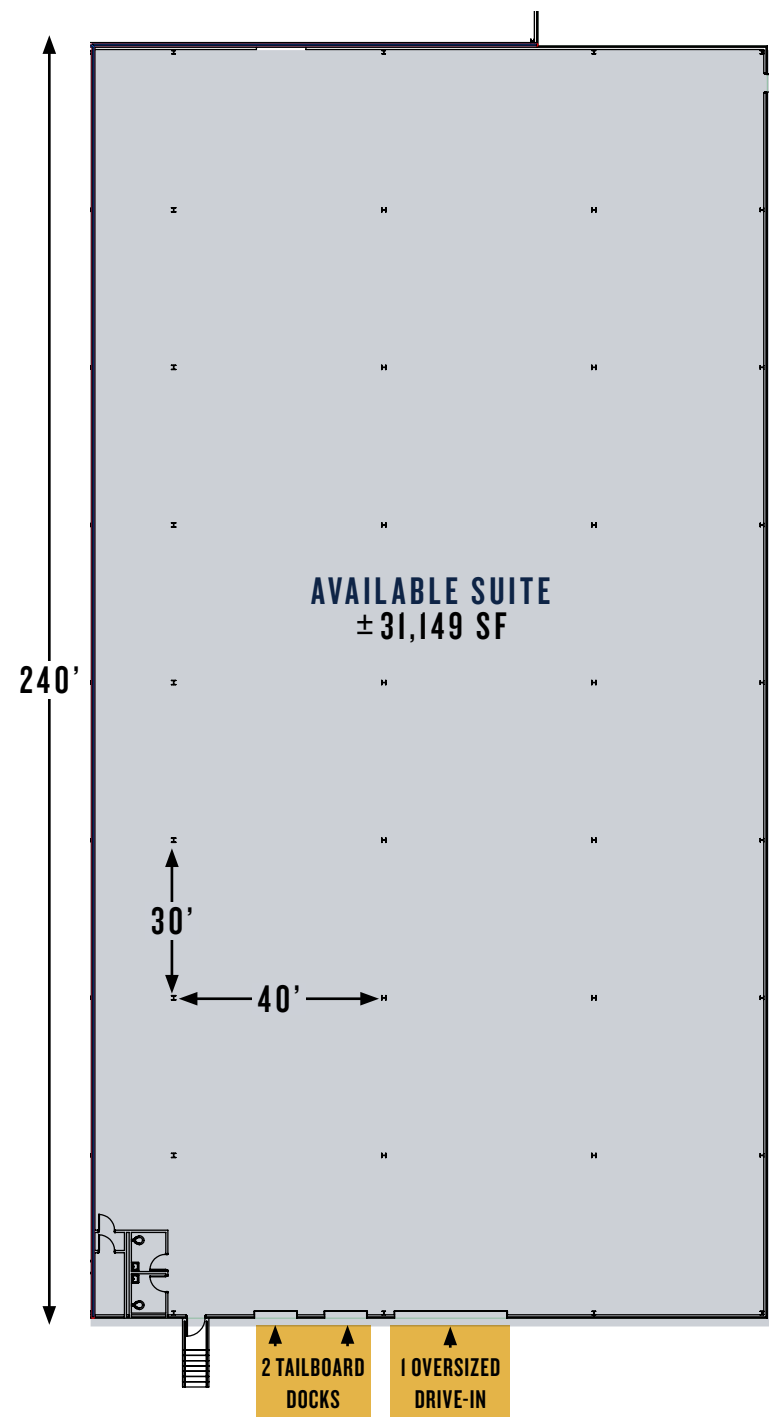
Located in Cabot Business Park, 50 Hampden Road offers a compelling warehouse/distribution and office space opportunity. Owned exclusively by PGIM, this property sits in one of the most distinguished industrial locations in the state, notably at the exchange of I-495, I-95, and Route 140. Superior access 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: ±203,998 SF	Clear height: 28'-0"	Parking: 27 auto spaces (to suite)	Power: 400 amps, 480/277 volts, 3-phase
Total availability: ±31,149 SF	Bay spacing: 30' x 40' (typical)	Lot size: ±12.22 acres	Sprinkler system: ESFR
	Available loading: 2 tailboard docks (10'h x 8'w) 1 oversized drive-in (14'h x 16'w)	Year built: 1978	Utilities: • Gas: Eversource • Electric: Mansfield Electric • Water & Sewer: Town of Mansfield
		Lighting: LEDs	

AVAILABILITY



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
 - National Lumber Co.
 - Best Buy
 - Cardinal Health



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CONTACT:

Rachel Marks

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

Joe Fabiano

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

Michael Ciummei

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

Chelsea Andre

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

Dane Caracino

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

Kendall Sullivan

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

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker
One Post Office Square, Boston, MA 02109

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