

211

HIGHLAND ST

EAST BRIDGEWATER, MA



FOR LEASE

75,000 – 412,500 SF

CLASS A INDUSTRIAL DEVELOPMENT

Delivered



PROPERTY OVERVIEW

211 Highland Street is an exciting speculative industrial development located in E Bridgewater, MA. The building is designed to meet the modern demands of Industrial users including 36' clear heights, ample loading opportunities, generous truck courts and superb employee/trailer parking. The site offers easy access to Route 24 via Exit 28A providing convenient accessibility to all of the New England region.



BUILDING HIGHLIGHTS



412,500 SF
BUILDING



57 LOADING
DOCKS



49.1 ACRE
SITE

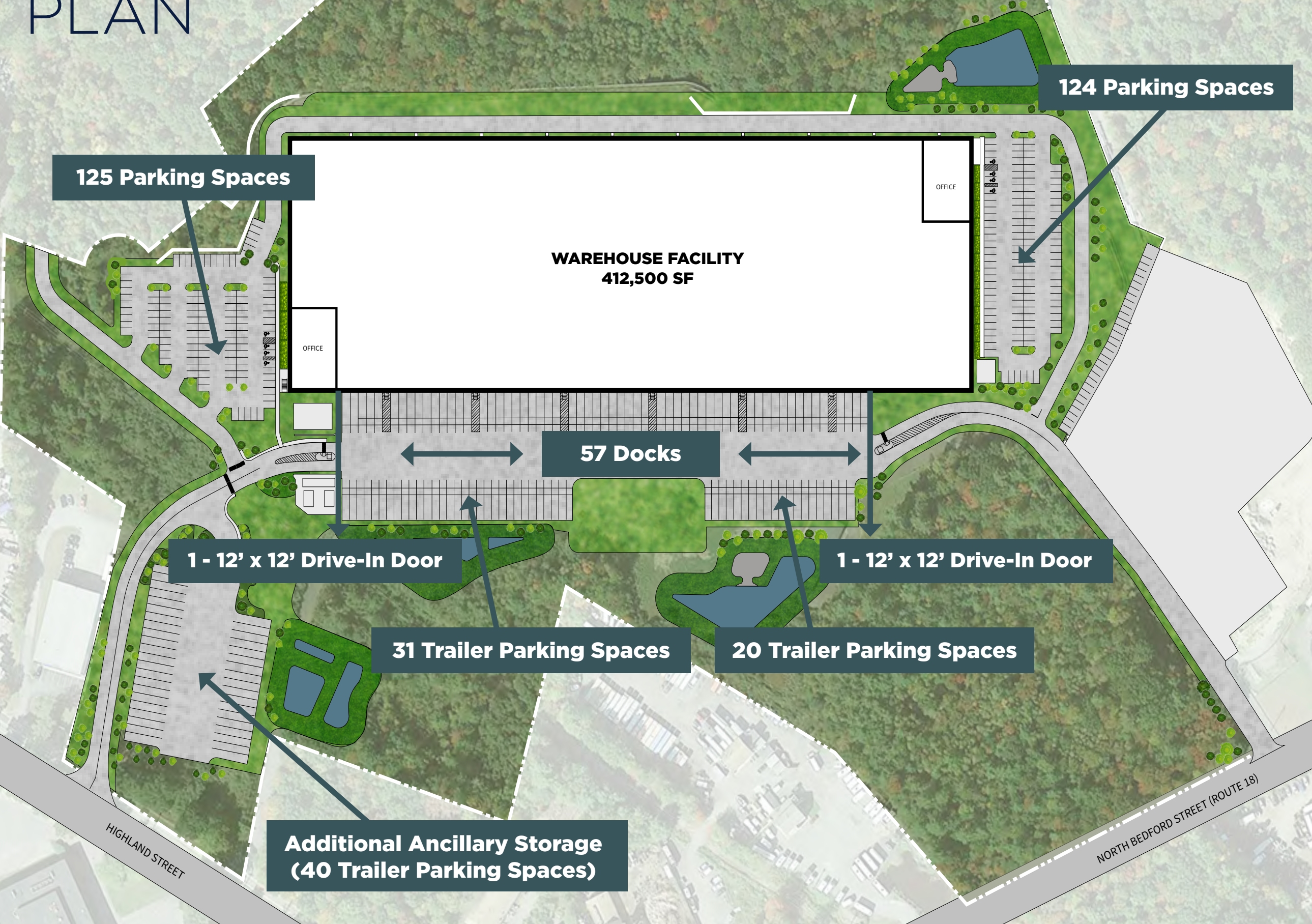


91 TRAILER
STORAGE SPACES



249 EMPLOYEE
PARKING

SITE PLAN



BUILDING SPECIFICATIONS

GENERAL

- Tilt-up concrete panel building
- 60' speed bay with 56' x 45'
- Overall building of dimensions of 1100' x 375'
- Minimum 36' structural clear 6" inside first column line with deck sloped to drain
- 91 Trailer Parking Spaces
- 249 Parking Spaces

STRUCTURE

- Load-bearing uninsulated tilt-up concrete panels
- Structural steel interior building framing
- 7" 4000 psi unreinforced concrete slab with Ff40 FI30

BUILDING ENVELOPE

- Uninsulated tilt up panels with 2" rigid, vinyl-faced insulation
- 60 mil white TPO membrane roof system to reach with TPO walk pads, R-30 hatch, and a 20-year manufacturer warranty
- HM exterior man doors as shown on plans
- Single two-leaf storefront entry at main entry of both buildings
- 2" vertical rigid insulation at interior face of foundations/footings

LOADING DOCKS

- (57) 9' x 10' overhead loading dock doors
- 40,000lb mechanical dock leveler, bumper, seal at each loading dock door
- (2) 12'x12' motor-operated drive-in door

MEP/FP

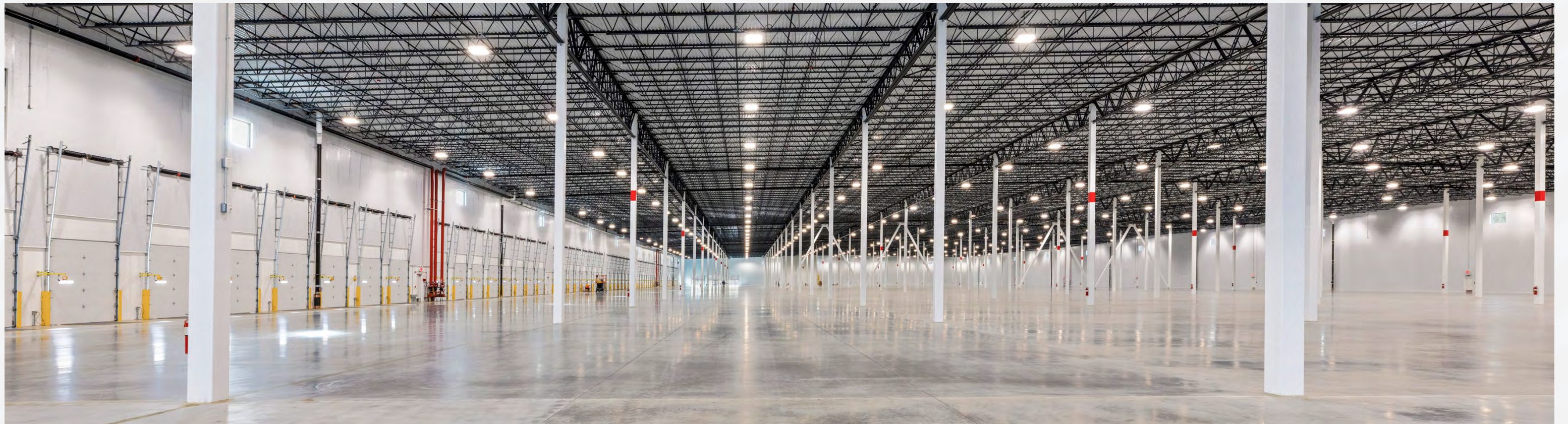
- Internal roof drains with overflow scuppers. Stormwater flows into basins and below-grade retention systems
- 3" domestic water service
- ESFR sprinkler system with diesel fire pump
- 4 gas fired roof top mounted make up air units provide heat to 65 degrees
- 4000A electrical service
- Interior LED shell lighting
- LED exterior lighting & wall packs
- Fire alarm



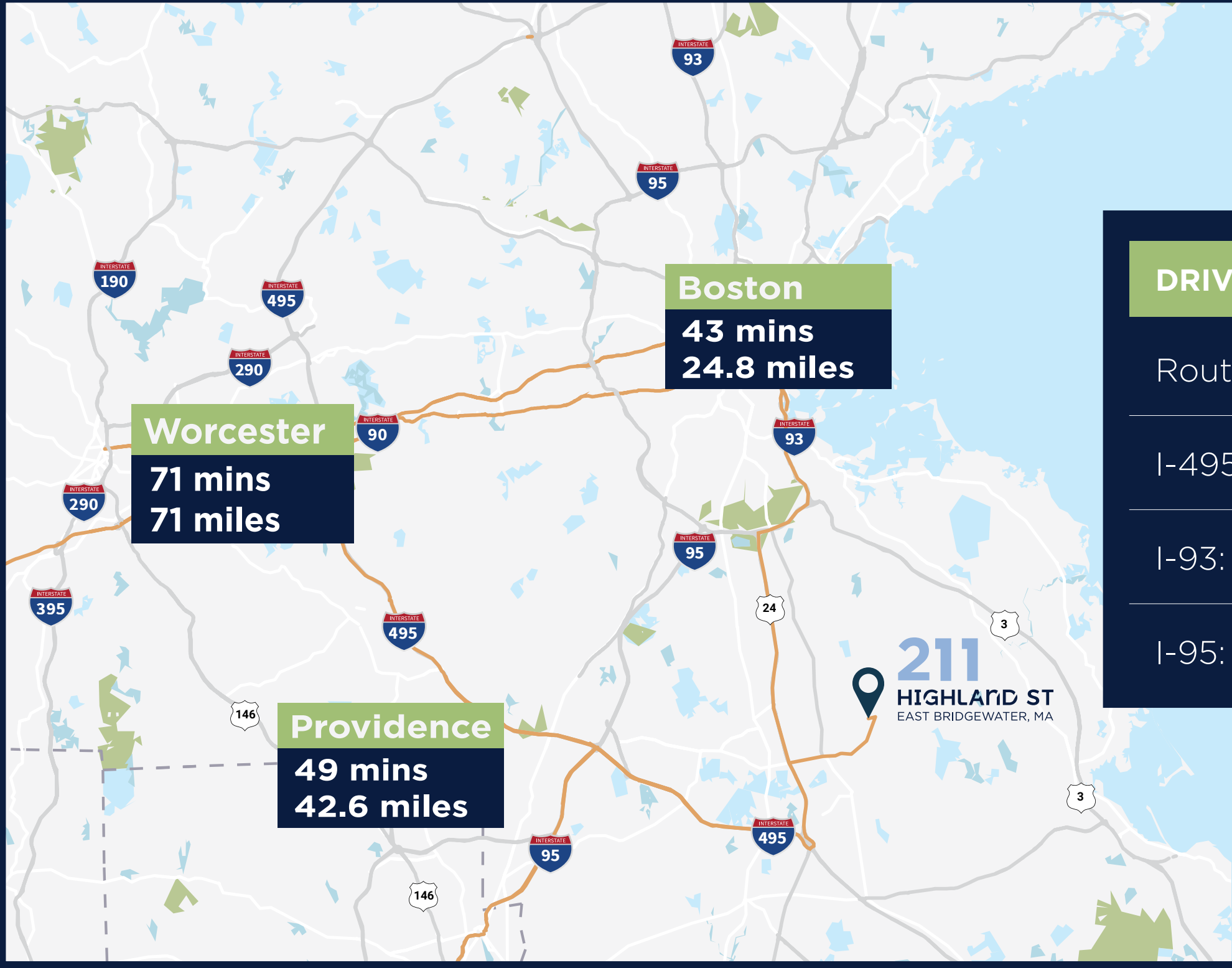
EXTERIOR	FINISHES
6" concrete sidewalks	Interior face of concrete vinyl faced insulation
Concrete truck apron	Man doors & frames painted
Standard Duty asphalt paving at non-truck areas	

RE Taxes

MUNICIPALITY	TAX RATE	TAX BILL	DELTA TO E. BRIDGEWATER
East Bridgewater	1.45%	\$1.75/SF	--
Wrentham	1.68%	\$2.04/SF	\$.29/SF
Raynham	1.85%	\$2.24/SF	\$.49/SF
Bellingham	1.86%	\$2.25/SF	\$.50/SF
Brockton	2.60%	\$3.15/SF	\$1.40/SF
Taunton	2.63%	\$3.18/SF	\$1.43/SF
West Bridgewater	2.77%	\$3.35/SF	\$1.60/SF



SUPERIOR LOCATIONS & ACCESS



DRIVE TIMES

Route 24: 12 mins | 6 miles

I-495: 16 mins | 10 miles

I-93: 22 mins | 15 miles

I-95: 26 mins | 18 miles



FOR LEASING INFORMATION

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