

# 586

## MANLEY

WEST BRIDGEWATER, MA



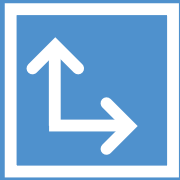
### ±48,600 - 210,600 SF

WAREHOUSE/INDUSTRIAL SUBDIVIDABLE OPPORTUNITY

## AVAILABLE FOR LEASE



SITE PLAN



Site Size:  
19.9 Acres



Building Size:  
±210,600 SF

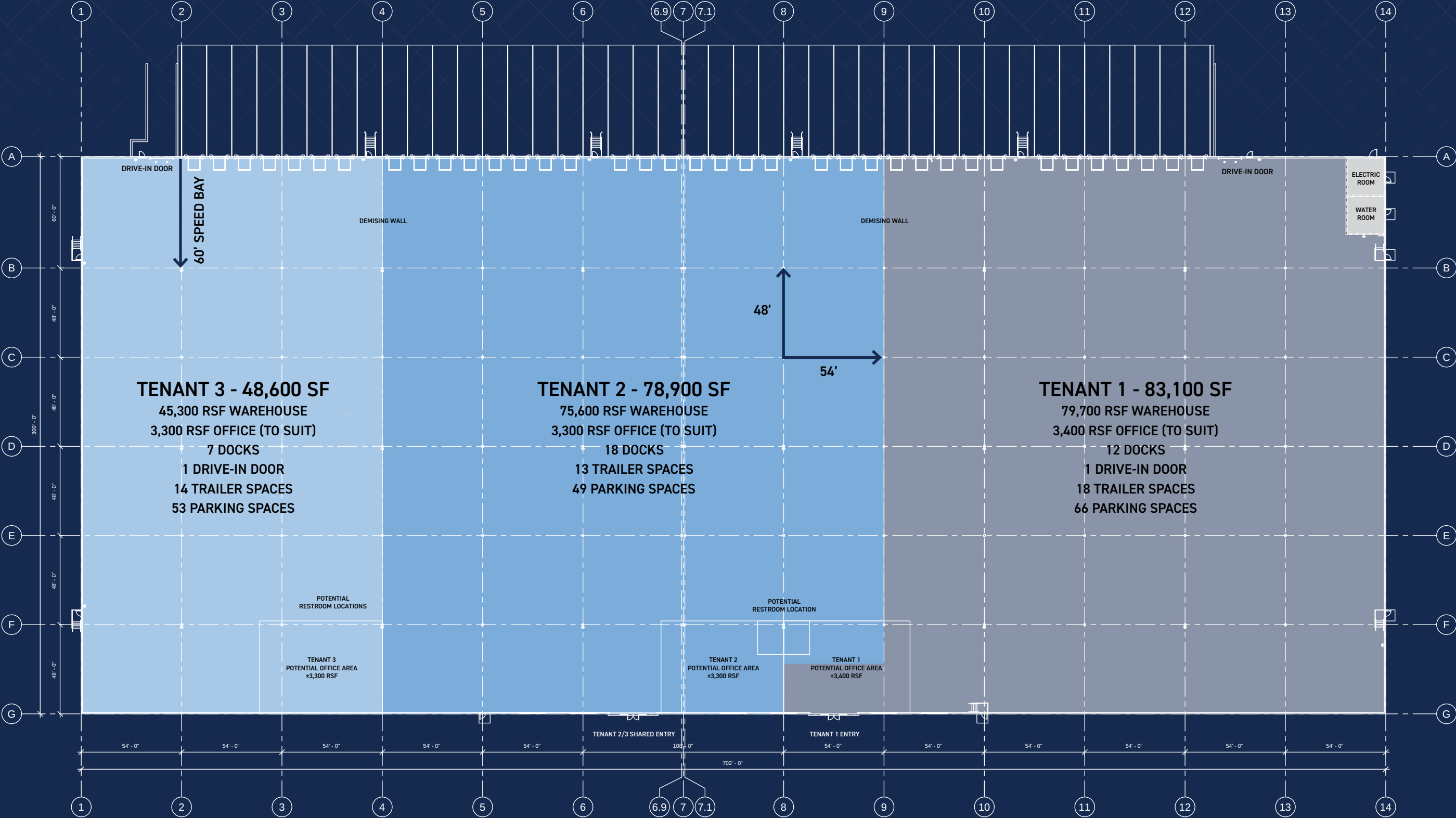


Loading Docks:  
37

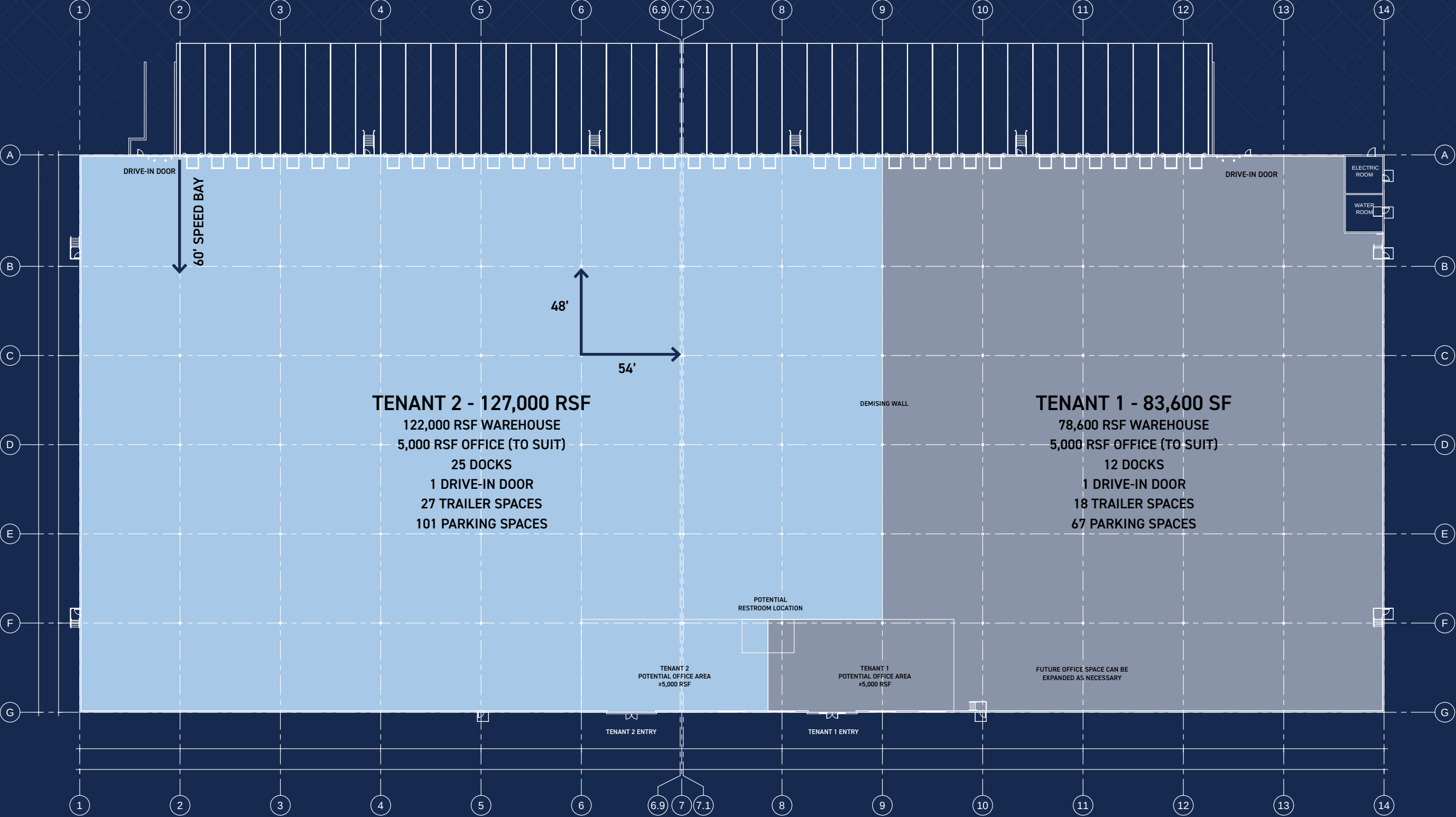
BUILDING SPECIFICATIONS | AVAILABLE SPACE ±48,000-210,600 SF

|                |                                        |                      |                             |             |                                                                                                          |                  |                                            |
|----------------|----------------------------------------|----------------------|-----------------------------|-------------|----------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------|
| LOADING DOCKS: | 37 Loading Docks /<br>2 Drive-in Doors | COLUMN SPACING:      | 54' x 48';<br>60' Speed Bay | FLOOR SLAB: | Slab on Grade -<br>250 lbs live load                                                                     | FIRE PROTECTION: | ESFR                                       |
| CLEAR HEIGHT:  | 36'                                    | BUILDING DIMENSIONS: | 702' X 300'                 | LAND AREA:  | ±19.9 Acres                                                                                              | UTILITIES:       |                                            |
| POWER:         | 2,500 Amps                             | TRUCK COURT:         | 185' deep                   | PARKING:    | Car Parking: 168<br>Trailer Spaces: 45<br>Potential Parking Expansion:<br>±101 (±1 acre outdoor storage) | Electric:        | National Grid                              |
| LIGHTING:      | LED                                    | ZONING:              | Industrial                  |             |                                                                                                          | Gas:             | Eversource                                 |
|                |                                        |                      |                             |             |                                                                                                          | Water:           | Town of West Bridgewater                   |
|                |                                        |                      |                             |             |                                                                                                          | Septic:          | Pumped 3,000 GPD sanitary<br>septic system |

PROPOSED THREE TENANT PLAN



PROPOSED TWO TENANT PLAN



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DRIVE TIMES



3

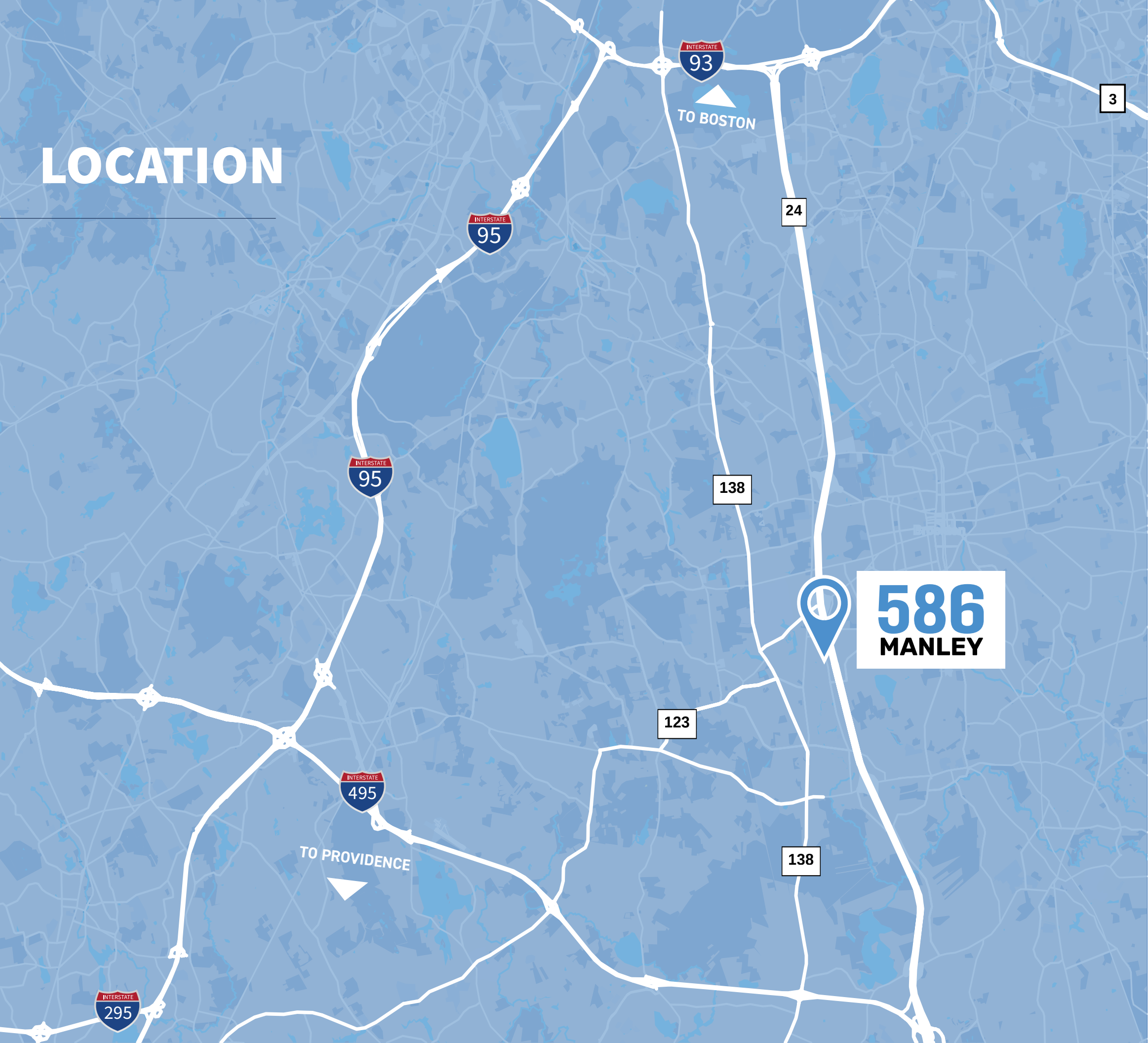


TO BOSTON



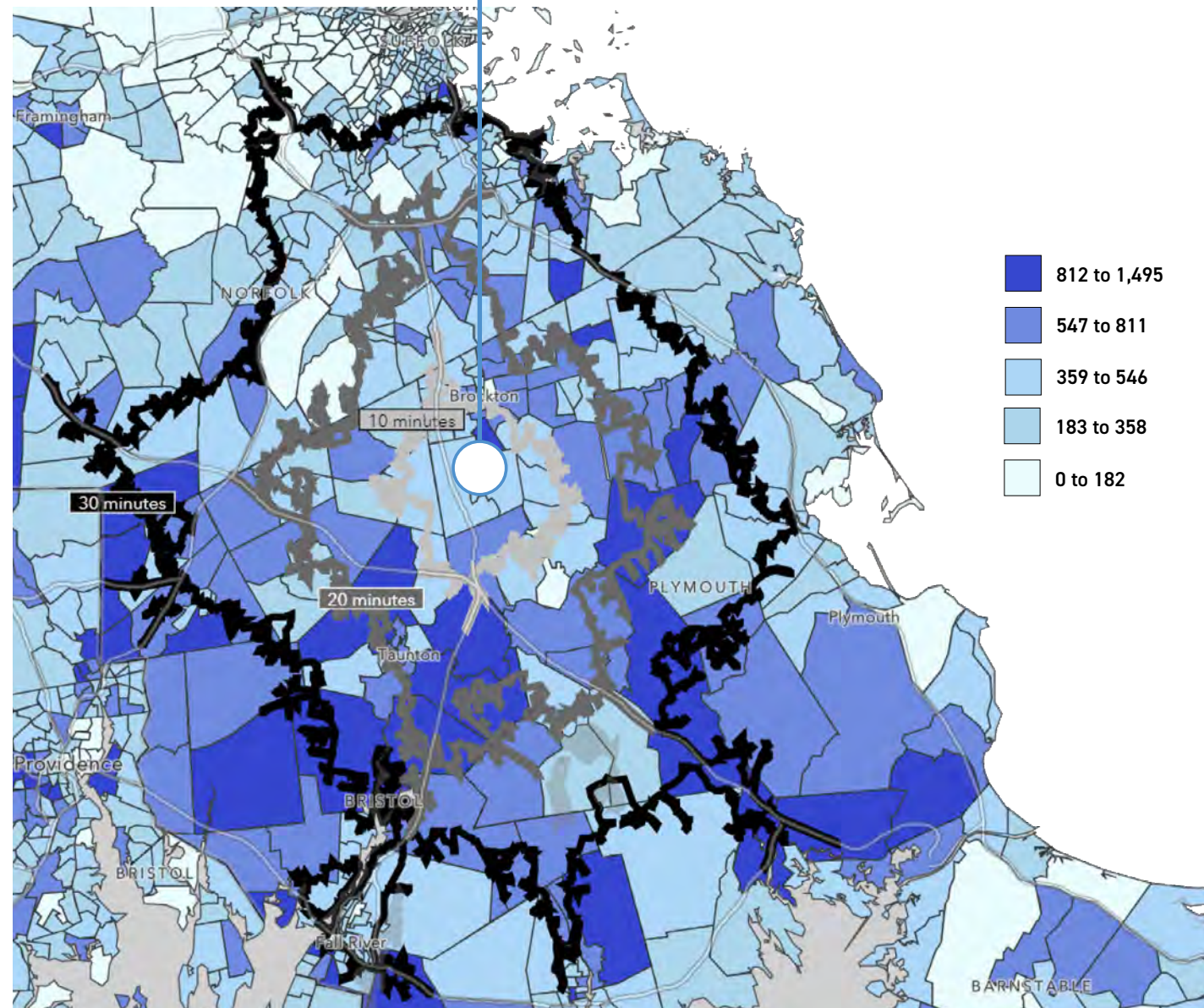
TO PROVIDENCE

LOCATION



## NEIGHBORING COMPANIES

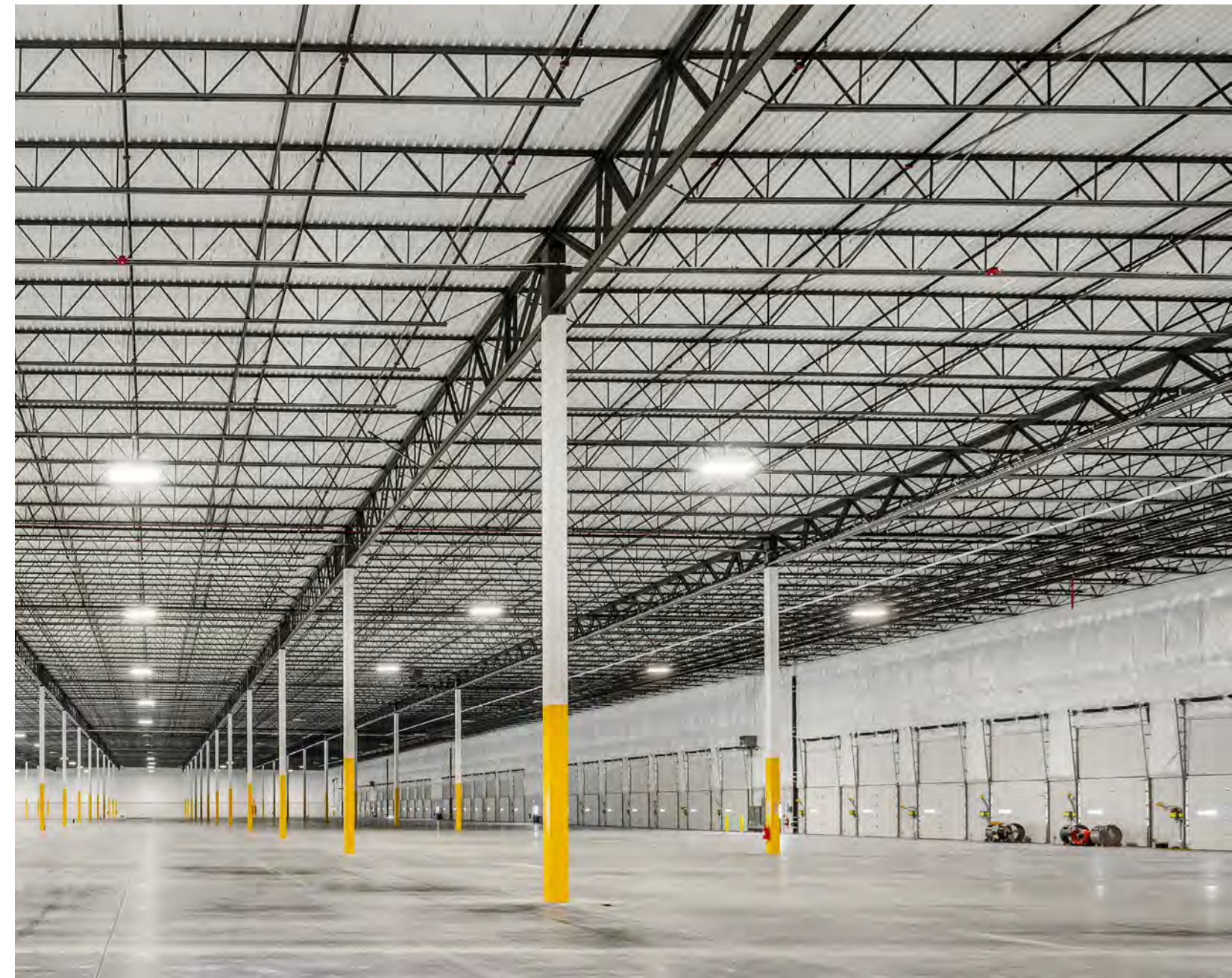
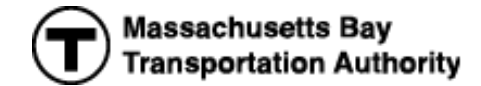
## WEST BRIDGEWATER LABOR FORCE ANALYSIS



**7,051**  
Labor Force

35,658  
Labor Force

92,730  
Labor Force



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National Development is a vertically integrated real estate investment, development, asset and property management firm. Its mission is to turn projects into communities by working collaboratively as long-term partners, creating value for its investors and enhancing the neighborhoods in which it builds. For over 40 years, Newton, MA-based National Development has been one of the most active real estate investment and development firms in New England. The firm has developed and/or acquired over 35 million SF across a broad range of product types and invests on behalf of its series of fully discretionary funds. For more information, visit [natdev.com](http://natdev.com)

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