

— FOR LEASE —
±89,505 SF AVAILABLE
±2 Acres of Outside Storage



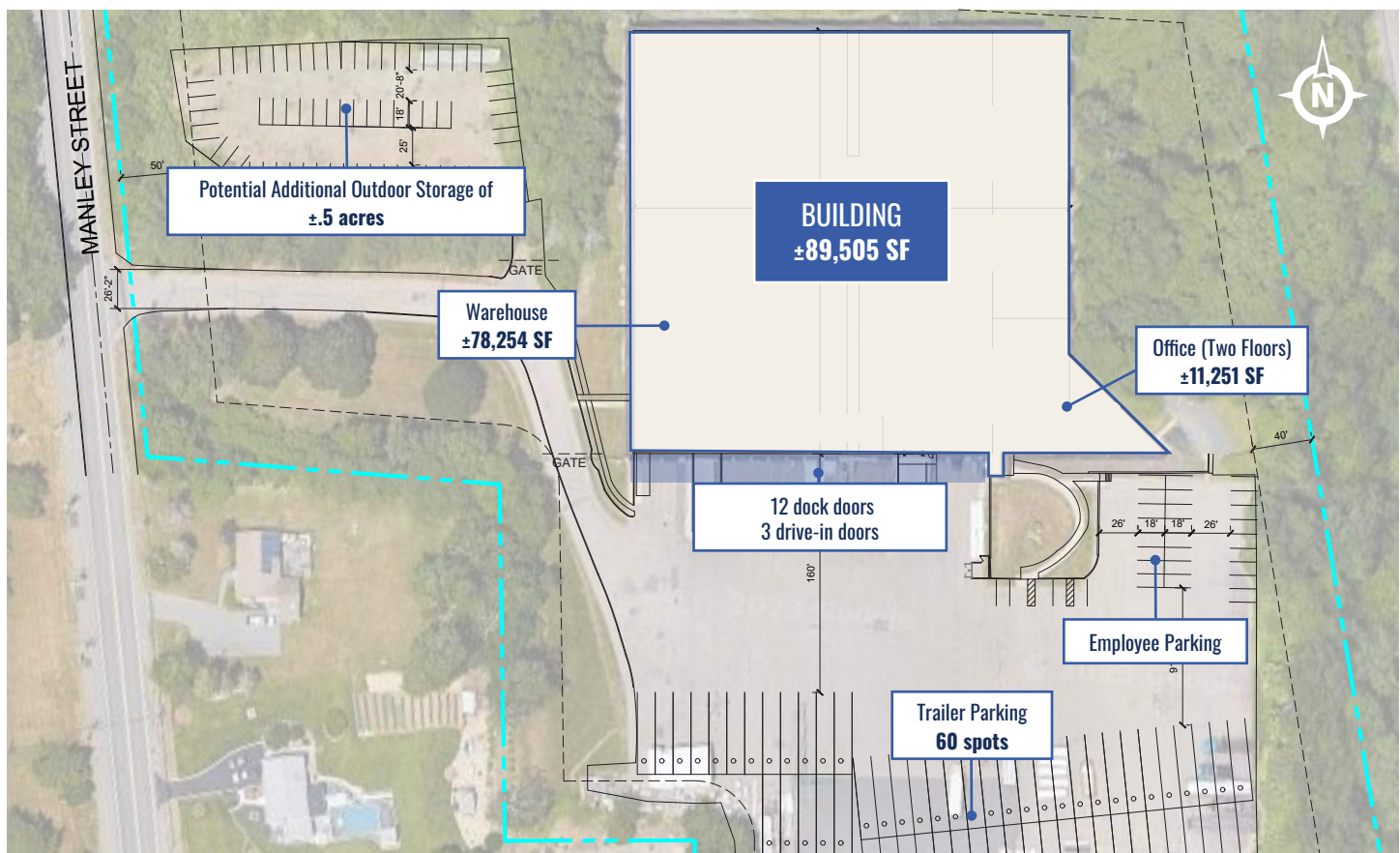
BUILDING SPECIFICATIONS

Total Availability	±89,505 SF	Clear Height	28'
• Warehouse	±78,254 SF		
• Office	±11,251 SF (on 2 floors)		
Year Built	1974	Power	277/480-volt, three-phase, four-wire
Land Area	10.49 Acres	Parking	.9 /1,000 SF (employee)
Loading	Tailboard Docks: 12 (8' x 9.4' doors) Drive-in Doors: 3 (9' x 10', 16' x 14' and 22' x 14')	Utilities	Electric – National Grid Gas - Eversource Water - Septic System
Column Spacing	27.5' x 36.5'	Lighting	LED
Zoning	I (Industrial)	Sprinkler	Wet

POTENTIAL USER TYPES (Tenant to verify with city)

- Motor Freight & Parcel Operations
- Last Mile Delivery & Services
- Food & Beverage Distribution
- Secure Parking / Storage / Staging Area
- Building / Construction Materials Supply
- Fleet & Transit Management Yard
- Distribution / Consolidation
- Reverse Logistics
- Utilities Services Yard
- Many more possibilities...

SITE PLAN



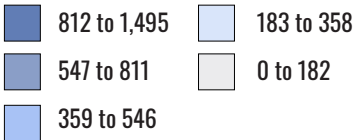
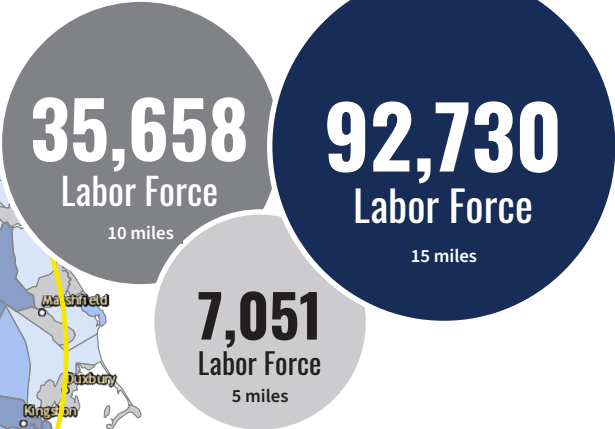
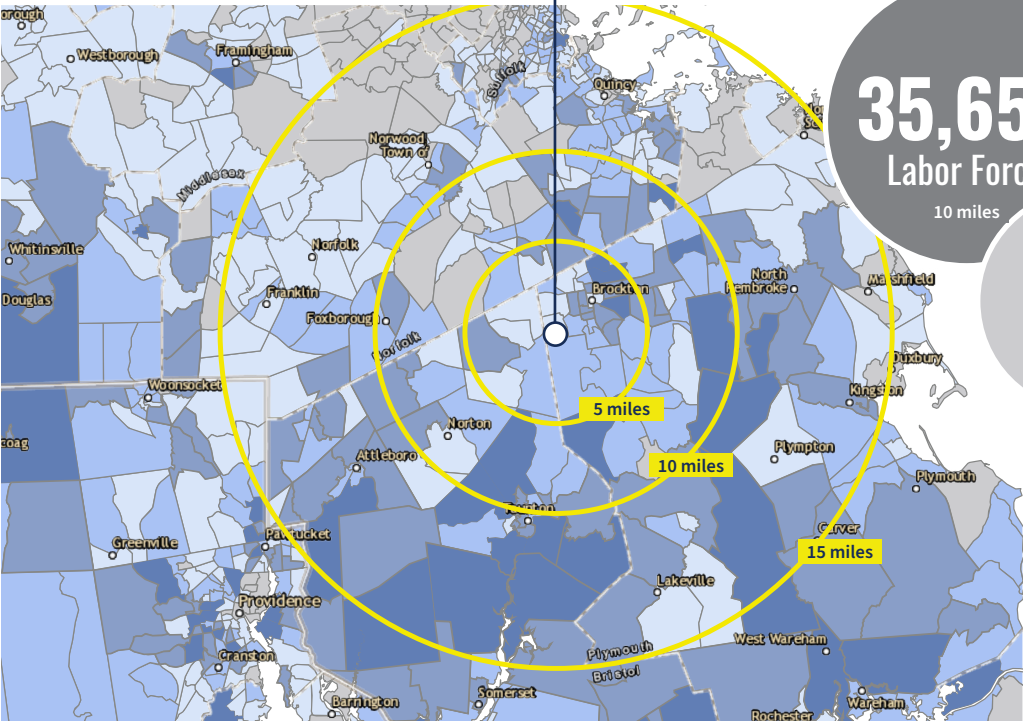
INTERIOR WAREHOUSE



LABOR AND DEMOGRAPHICS

393 MANLEY STREET
WEST BRIDGEWATER

WEST BRIDGEWATER LABOR FORCE ANALYSIS



LOCATION



FOR MORE INFORMATION PLEASE CONTACT

JOE FABIANO

Managing Director
+1 617 531 4228
Joe.Fabiano@jll.com

MICHAEL CIUMMEI

Managing Director
+1 617 531 4285
Michael.Ciummei@jll.com

RACHEL MARKS

Managing Director
+1 617 946 2413
Rachel.Marks@jll.com

CHELSEA ANDRE

Vice President
+1 617 946 2412
Chelsea.Andre@jll.com

DANE CARACINO

Associate
+1 617 640 0316
Dane.Caracino@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle Brokerage, Inc. All rights reserved.

