

64 LEONA DRIVE

Middleborough, MA

Potential building uses:

- ✓ Cold storage/temperature controlled
- ✓ e-Commerce/logistics

57' Clear Height

Available for Lease

Class A Industrial Warehouse

±250,000 - 805,347 SF Available

Lincoln | JLL

±805,347 SF

Rentable area

88.8

Acres site

57'2"

Clear height

94

Tailboard positions

Property & site overview

Interior warehouse

Site description

Building size	±805,347 SF (±61,000 SF office)
Available space	±250,000 - 805,347 SF
Land area	88.80 Acres
Year built	Phase I 1995, Phase II 1999, Phase III 2004
Parking	846
Trailer parking	330 Stalls
Zoning	RA - Development Opportunity District
Utilities	• Water/Sewer: Town of Middleborough • Gas/Electric: Middleborough Gas and Electric Department • Diesel fueling station on site



Property description

Construction	Metal siding, aluminum panel, corrugated, painted, metal framing with concrete slab, and steel columns
Loading	94 Tailboard positions (expandable to 124) 3 Drive-in doors
Roof	Single ply membrane, EPDM, ballasted
Clear height	57'2" Floor-to-joist 61'9" Floor-to-deck
Column spacing	46'-9" x 48'-4 ½ (typical)
Electrical	Suites B/C: 3000a, 277/480v, 3ph, 4w Suite A: 3000a, 277/480v, 3ph, 4w

Building systems

Lighting	Renova ECS-4-WST-7-154-277 T5HO Highbay rack fixtures
Fire protection	Wet System; in-rack sprinkler system included

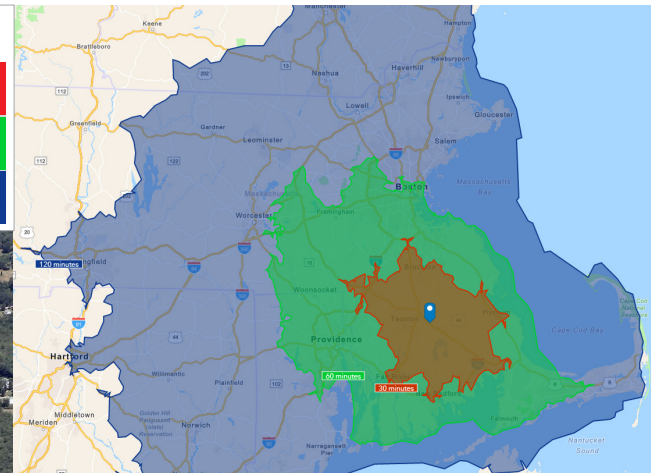
Location overview

Located just 33 miles from Downtown Boston, 64 Leona Drive is strategically located at the intersection of Interstate 495 and Route 44, giving users seamless access to Greater Boston's outer loop in direct line to Providence, RI. Additionally, the site is only 5 miles from the Route 24 interchange, providing direct access to Metro Boston and the inner Interstate 95/Route 128 loop.

The building is situated in the 1.7 million-square-foot Middleborough Campanelli Business Park. The area offers excellent amenities in the form of restaurants, hotels, gas stations, and other retail. The park also includes an impressive tenant base with the likes of National Tire, Alphabroder, Amazon, Ahold/Stop & Shop, M&M Transportation, Bimbo Bakery, Ametek, IDEX Health & Science, and Sager Electronics.

Aerial

Drive radius	Population	Median HH income
30 Min	641,301	\$89,857
60 Min	4,261,245	\$94,727
120 Min	9,228,962	\$91,910



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Distance To:

Boston, MA
45 min | 33.3 miles

Providence, RI
41 min | 35.5 miles

Worcester, MA
55 min | 58.5 miles

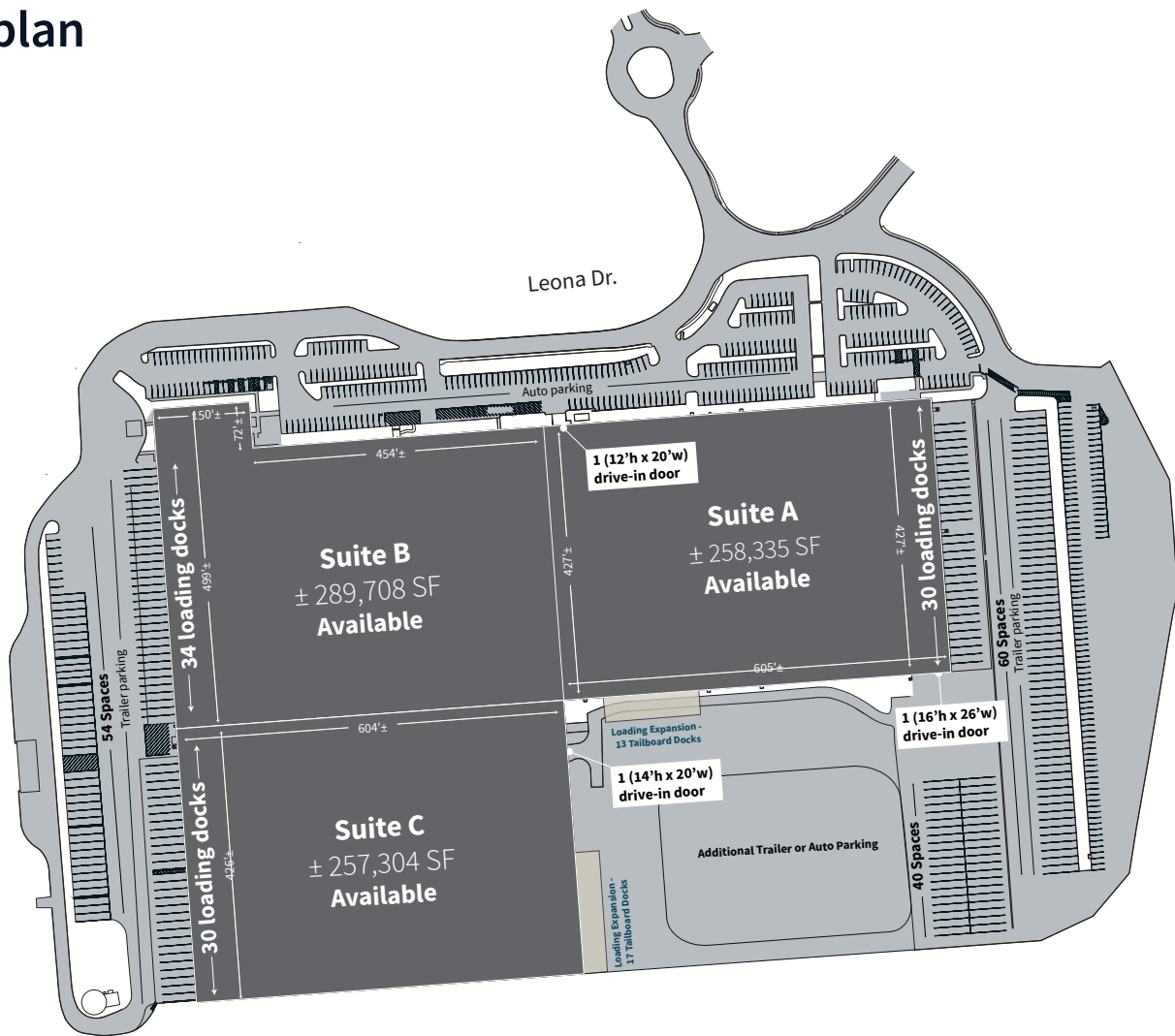
I-495
4 min | 1.5 miles

Route 24
11 min | 5.4 miles

I-93:
24 min | 24.2 miles



Site plan



Contacts

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