

631 AIRPORT ROAD

**PREMIER INDUSTRIAL BUILDING AVAILABLE
WITH 14+ ACRES OF EXCLUSIVE IOS**

323 TRAILER DROPS



RECENT FULL-SCALE RENOVATIONS

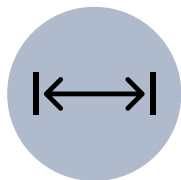
**±309,034 SF AVAILABLE FOR SALE OR LEASE
FALL RIVER, MASSACHUSETTS**



HIGH QUALITY OPPORTUNITY

631 Airport Road is a ±309,034 SF industrial full-building opportunity in Fall River, MA. The property offers ±259,984 SF of warehouse space, with a two-story office section totaling ±49,050 SF. Just off of Rt. 24, the building benefits from excellent proximity to New England's regional highway network. 631 Airport Road is ideally positioned to serve as a distribution facility for companies with both local and regional distribution needs.

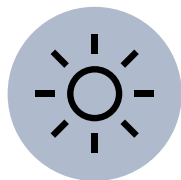
The site is fully permitted for the construction of an additional ±123,150 SF industrial building, or Industrial Outdoor Storage, allowing forward-thinking businesses the flexibility to shape 631 Airport Road to their needs.



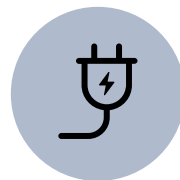
Generous wide column spacing
50' x 60'



New warehouse heaters
6 RTUs



New, high-bay lighting fixtures
LED with motion sensors



New electrical service
6,000 Amps



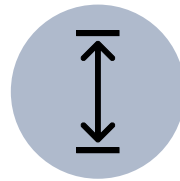
Ample + extendable dock doors
25 doors



New roof
TPO, 25 year warranty through 2046



Fire protection
ESFR sprinkler system



Ample clear height
27' clear

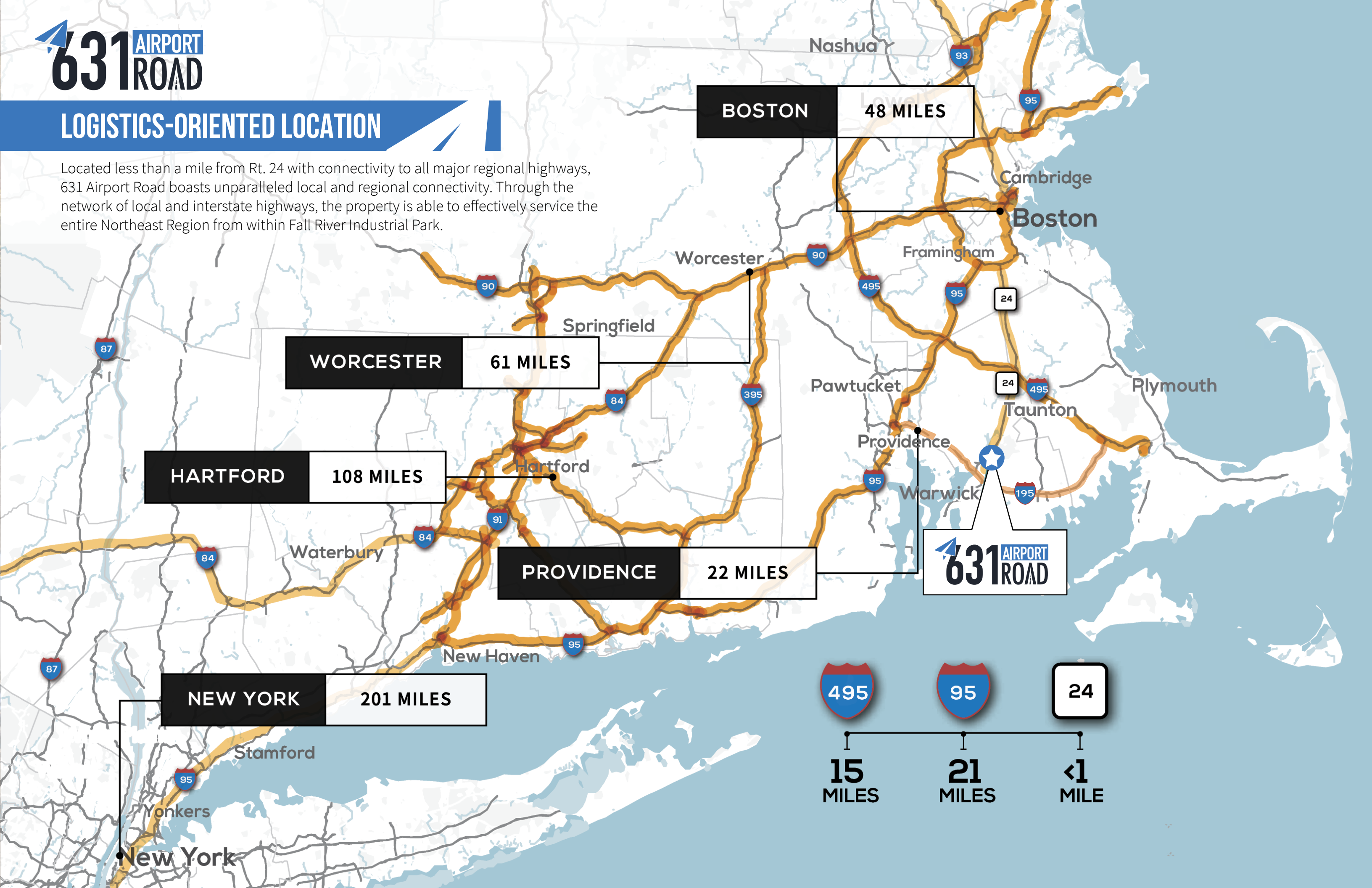


LOCAL ACCESS



LOGISTICS-ORIENTED LOCATION

Located less than a mile from Rt. 24 with connectivity to all major regional highways, 631 Airport Road boasts unparalleled local and regional connectivity. Through the network of local and interstate highways, the property is able to effectively service the entire Northeast Region from within Fall River Industrial Park.



BUILDING A SPECIFICATIONS

Existing Building

SITE SPECIFICATIONS

LOCATION	631 Airport Road, Fall River, MA
LAND AREA	±31.61 Acres
ZONING	Industrial
UTILITIES	
Electric	Eversource
Water & Sewer	City of Fall River
Gas	National Grid
Communications	Verizon

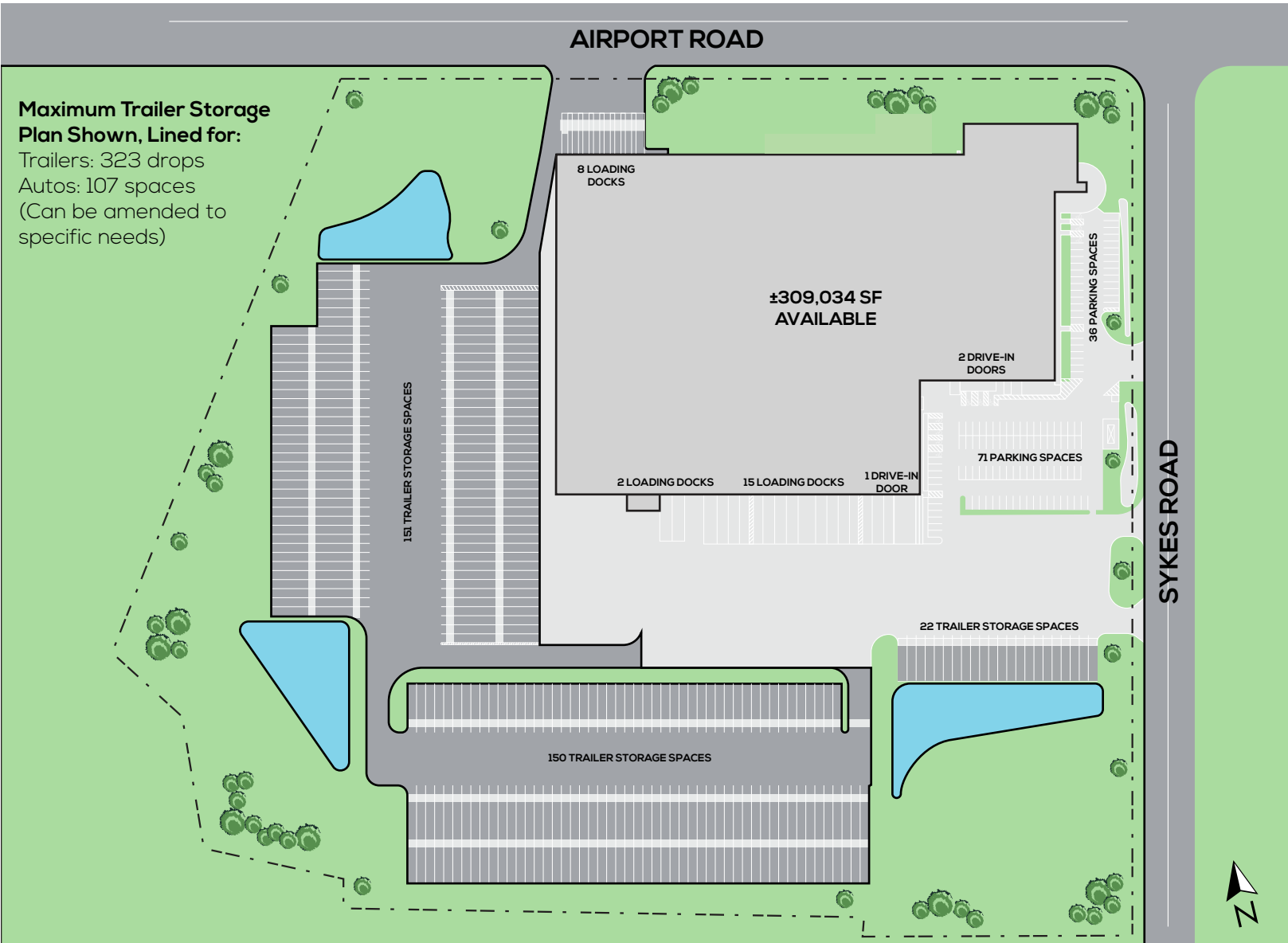
PROPERTY SPECIFICATIONS

YEAR BUILT	1970 (Renovation in 2021)
SQUARE FEET	±309,034 SF
Warehouse Space:	±259,984 SF
Office Space:	±49,050 SF
CLEAR HEIGHT	27'
EXTERIOR FACADE	Masonry Metal Cladding, Glass
ROOF	060 TPO Induction Welded Roof System with 25 Year Warranty through 2046
COLUMN SPACING	50' X 60'
PARKING SPACES	107 Parking Spaces (Significantly Expandable) Plus up to 323 Trailer Drops
LOADING	25 Dock Doors 3 Drive-in Doors

BUILDING SYSTEMS

ELECTRICAL	6,000 Amps at 277/480 Volts 3 Switchgear Panels at 2,000 Amps Each
HVAC	30 RTUs 2-40 Tons. Six model S950 Cambridge Engineering Roof Top Units for Warehouse
FIRE/LIFE SAFETY	Full Sprinklered, 6 Riser Zones, Simplex 4100U Fire Alarm Panel ESFR
EMERGENCY POWER	Cummins GGHE 60KW Standby Generator for Server Room Backup

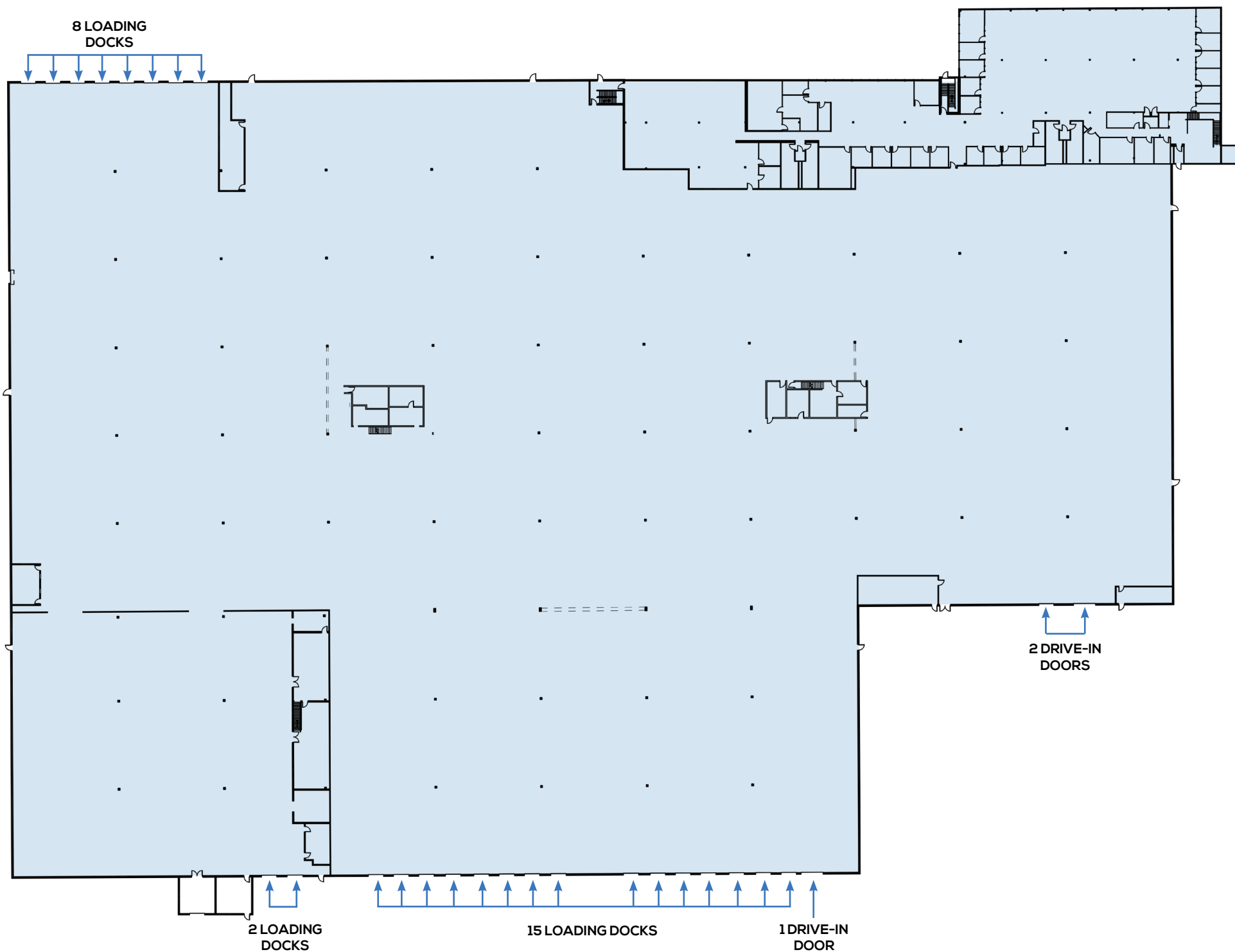
SITE PLAN



FLOOR 1 EXISTING AVAILABILITY

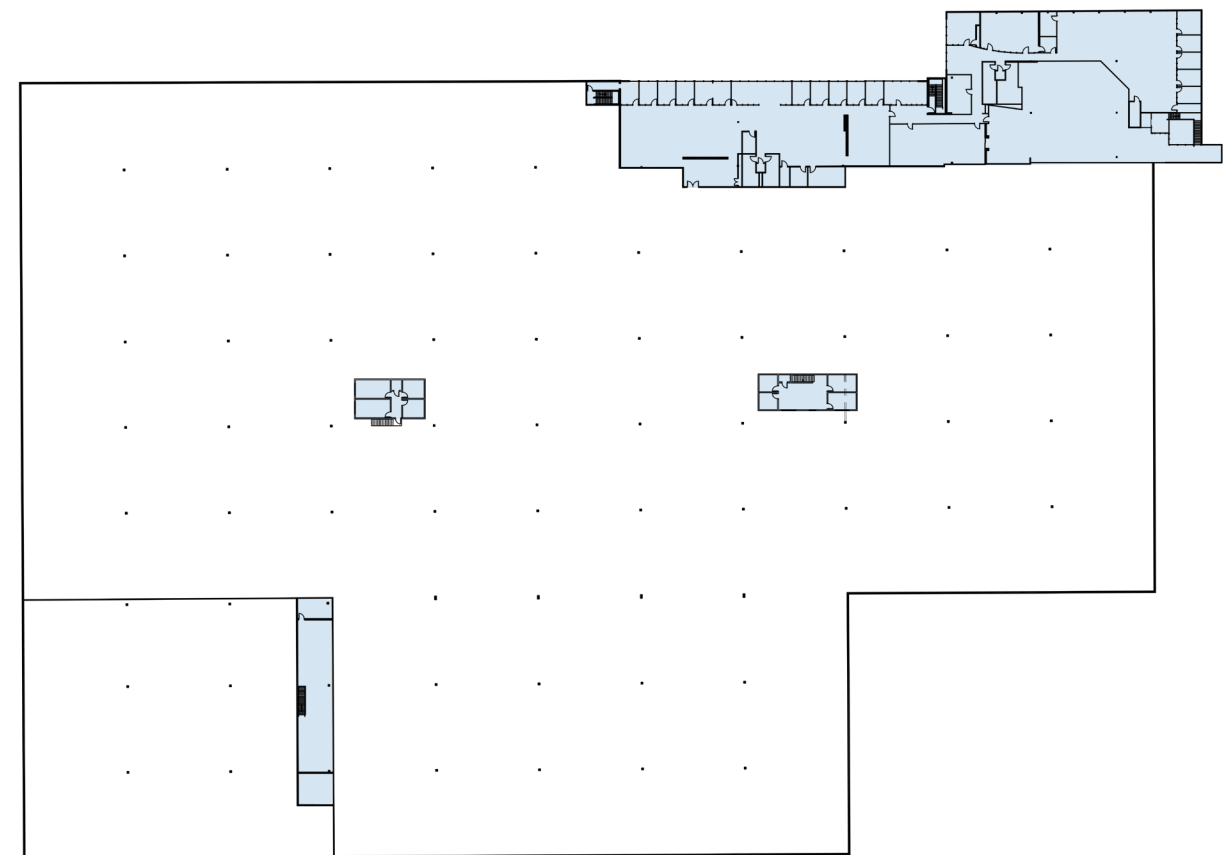
±259,984 SF WAREHOUSE

±24,525 SF OFFICE SPACE



FLOOR 2 EXISTING AVAILABILITY

±24,525 SF OFFICE SPACE



BUILDING B SPECIFICATIONS

(Proposed Building)

SITE SPECIFICATIONS

LOCATION	631 Airport Road, Fall River, MA
LAND AREA	±31.61 Acres
ZONING	Industrial
UTILITIES	
Electric	Eversource
Water & Sewer	City of Fall River
Gas	National Grid
Communications	Verizon

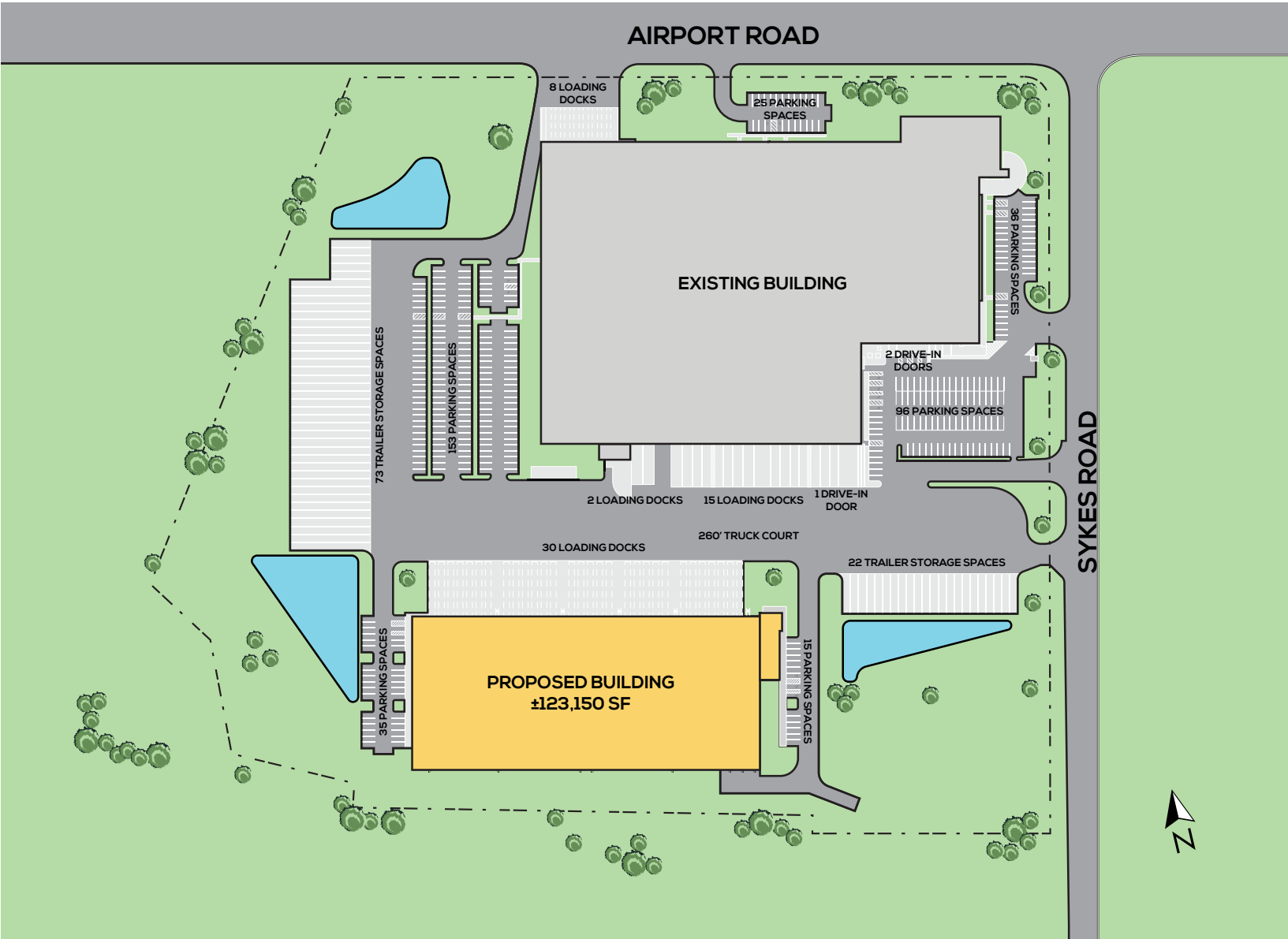
PROPERTY SPECIFICATIONS

YEAR BUILT	Proposed
SQUARE FEET	±123,150 SF
CLEAR HEIGHT	36'
EXTERIOR FACADE	Masonry Metal Cladding, Glass
ROOF	Standard Seam Insulated Metal Panel with 25 Year Warranty, with Option for TPO
COLUMN SPACING	50' X 60'
PARKING SPACES	123 Parking Spaces (Minimum) Trailer Storage: 45 Trailers
LOADING	30 Dock Doors

BUILDING SYSTEMS

ELECTRICAL	3,000 - 10,000 Amps, 480V/277V Service
HVAC	Four (4) Cambridge Air Solution S800 Suspended HVU Units for Warehouse Area, Package Rooftop Unit for Office Areas
FIRE/LIFE SAFETY	ESFR

SITE PLAN



631 AIRPORT ROAD



For more information, please contact:



Joe Fabiano

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

Chelsea Andre

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

Rachel Marks

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

Dane Caracino

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

Michael Ciummei

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

Kendall Sullivan

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

Although information has been obtained from sources deemed reliable, JLL does not make 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. JLL does not accept 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 with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.