



631 AIRPORT ROAD

PREMIER MANUFACTURING/DISTRIBUTION/OFFICE SPACE



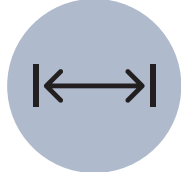
UNDER NEW OWNERSHIP • RECENT FULL-SCALE RENOVATIONS

**110,000-307,000 RSF AVAILABLE IMMEDIATELY
FALL RIVER, MASSACHUSETTS**



HIGH QUALITY OPPORTUNITY

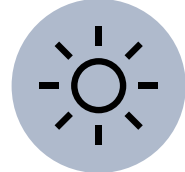
631 Airport Road is a 110,000 - 307,000 RSF manufacturing/distribution/office opportunity in Fall River, MA. The property is under new institutional ownership as of 2021 and is in the middle of a multi-million dollar transformation to the key building attributes. Located seconds from Rt. 24, with excellent proximity to New England's regional highway network, the property is ideally positioned to serve as a distribution facility for companies with both local and regional distribution needs.



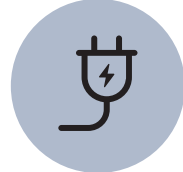
Efficient column spacing
(50' x 60')



New warehouse HVAC
(6 RTUs)



New, high-bay lighting fixtures
(LED with motion sensors)



New electrical service
(6,000 Amps)



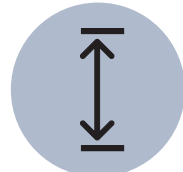
Numerous dock doors
(16 doors)



New roof
(TPO, 25 year warranty)



Fire protection
(ESFR sprinkler system)



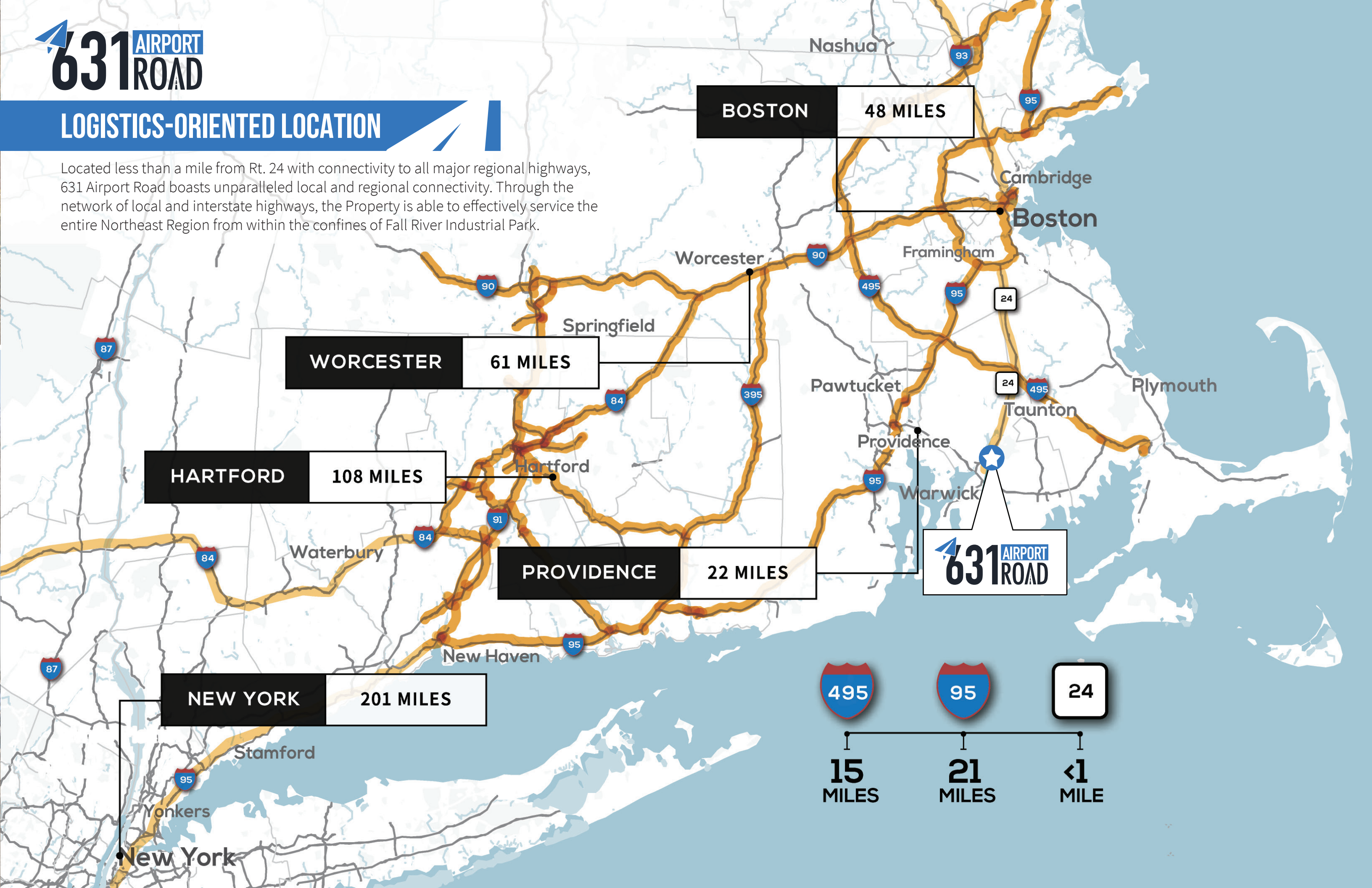
Ample clear height
(27' clear)

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 the confines of Fall River Industrial Park.



BUILDING SPECIFICATIONS

SITE SPECIFICATIONS

LOCATION	631 Airport Road, Fall River, MA
LAND AREA	31.61 Acres
ZONING	Industrial Park
Maximum Height	80'
Maximum Coverage	70%
UTILITIES	
Electric	Eversource
Water & Sewer	City of Fall River
Gas	National Grid
Communications	Verizon

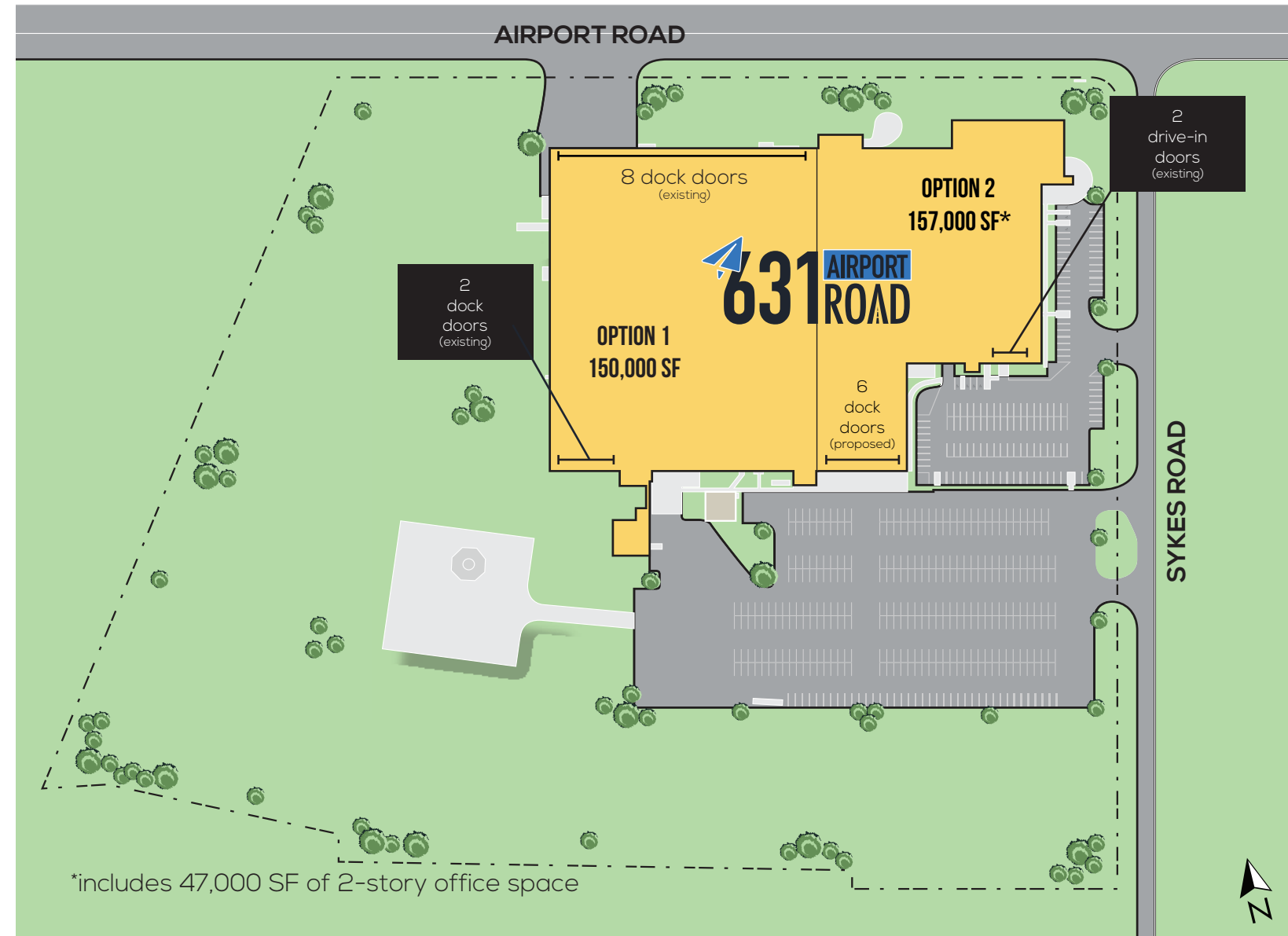
PROPERTY SPECIFICATIONS

YEAR BUILT	1970 (Renovation in 2021)
SQUARE FEET	307,107
RENTABLE SQUARE FEET	110,000-307,000 RSF with 47,000 SF of Office Space
CLEAR HEIGHT	27'
EXTERIOR FACADE	Masonry metal cladding, glass
ROOF	060 TPO induction welded roof system with 25 year warranty
COLUMN SPACING	50' X 60'
PARKING SPACES	452
LOADING	10 existing tailboard dock doors with 6 additional dock doors being constructed.

BUILDING SYSTEMS

ELECTRICAL	227/480 3 Phase 3 Switchgear Panels at 2000 amps each
HVAC	30 RTU'S 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



631 AIRPORT ROAD



PROPOSED RENOVATION

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