

5 Industrial Dr

MATTAPOISETT

MA 02739, USA

FOR SALE OR LEASE

± 20,000 – 125,000 SF AVAILABLE

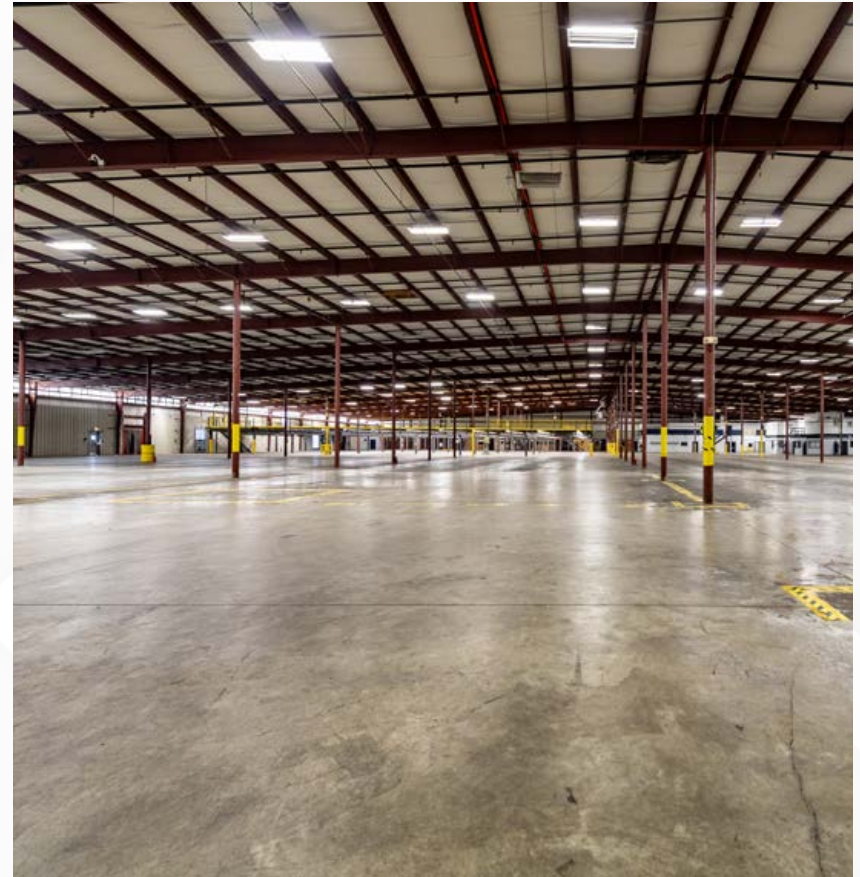
SUBDIVIDES TO VARIOUS SUITE SIZES

IMMEDIATE ACCESS TO I-195

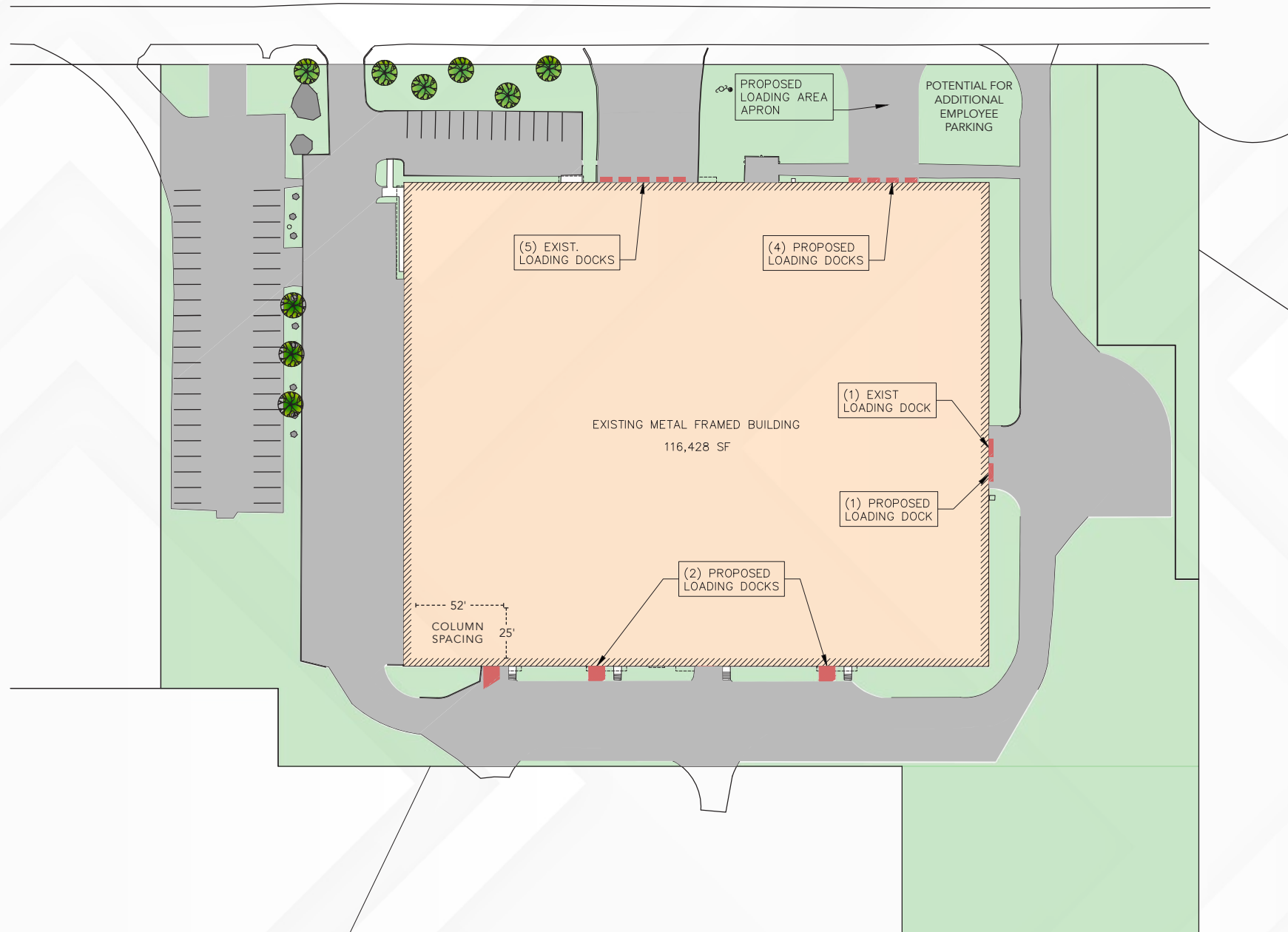
NEWMARK

Building Specifications

Building SF	125,000 SF
Available SF	20,000 – 125,000 SF - subdivides to various suite sizes
Office SF	14,798 SF
Dock Doors	8 (with potential to add 7 more)
Drive-in Doors	1 (with potential to add 3 more)
Employee Parking	125
Clear Height	28' at center
Lighting	all new LEDs
Sprinklers	ESFR
Column Spacing	52'w x 25'd
Utilities	gas heat in warehouse, forced air AC and heat in office
Power	600a @ 480v, equivalent to 1,380 amps at 208v. A second service connection, with 2,000 amps at 480v (3-phase), equivalent to 4,615 amps at 208v, is designed and approved by the utility provider and is waiting at the street for connection



Site Plan - Existing & Potential Conditions



Floor Plan - Single-Tenant

116,250 SF

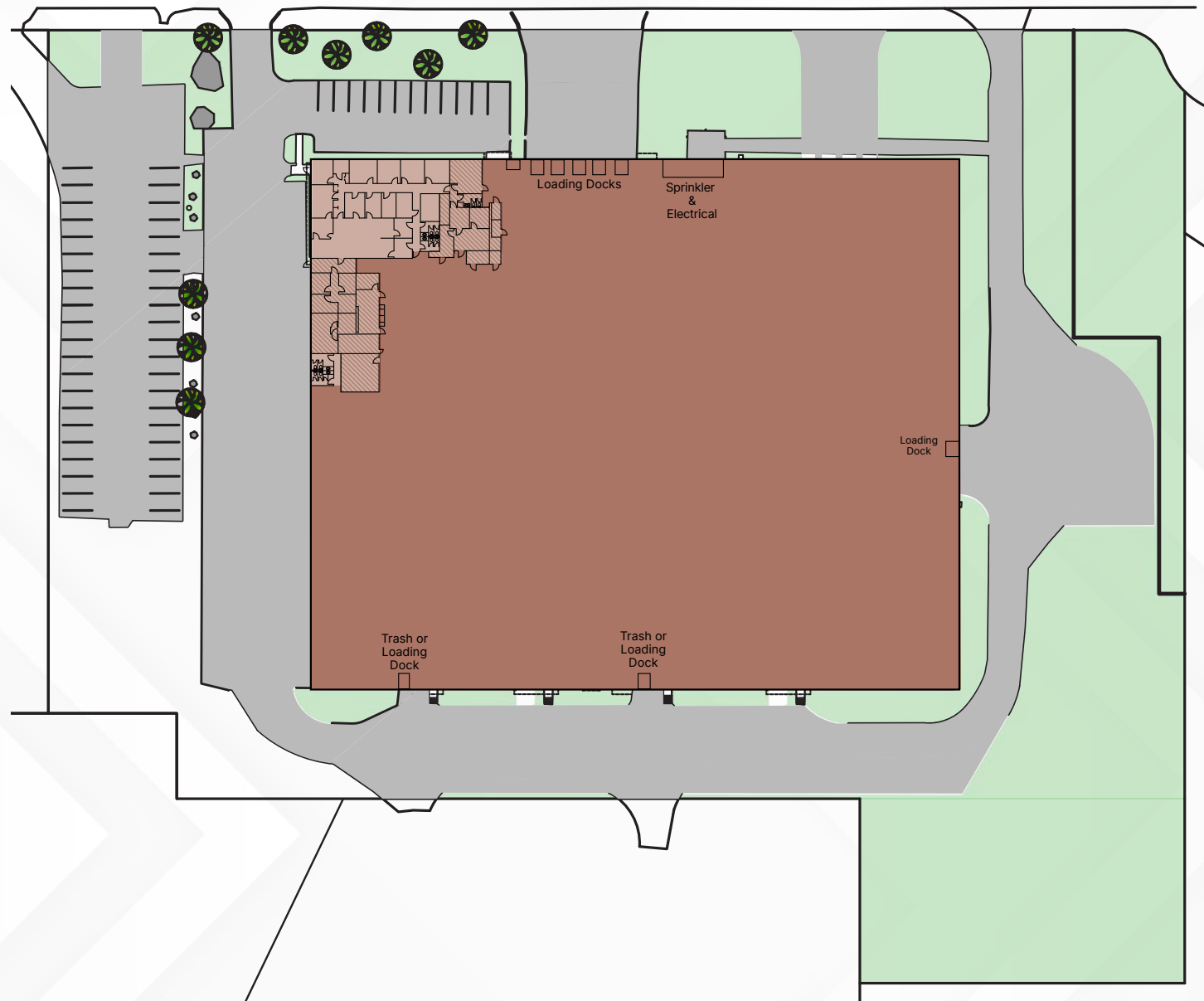
+/-112,375 SF
Warehouse/Production

+/-3,875 SF
Office

 Can be demoed

8 Tailboard Loading Docks

1 Drive-In Door



Floor Plan - Two-Tenant Scenario

TENANT 1 - **69,750 SF**

+/-65,875 SF
Warehouse/Production

+/-3,875 SF
Office

 Can be demoed

7 Tailboard Loading Docks

1 Drive-In Door

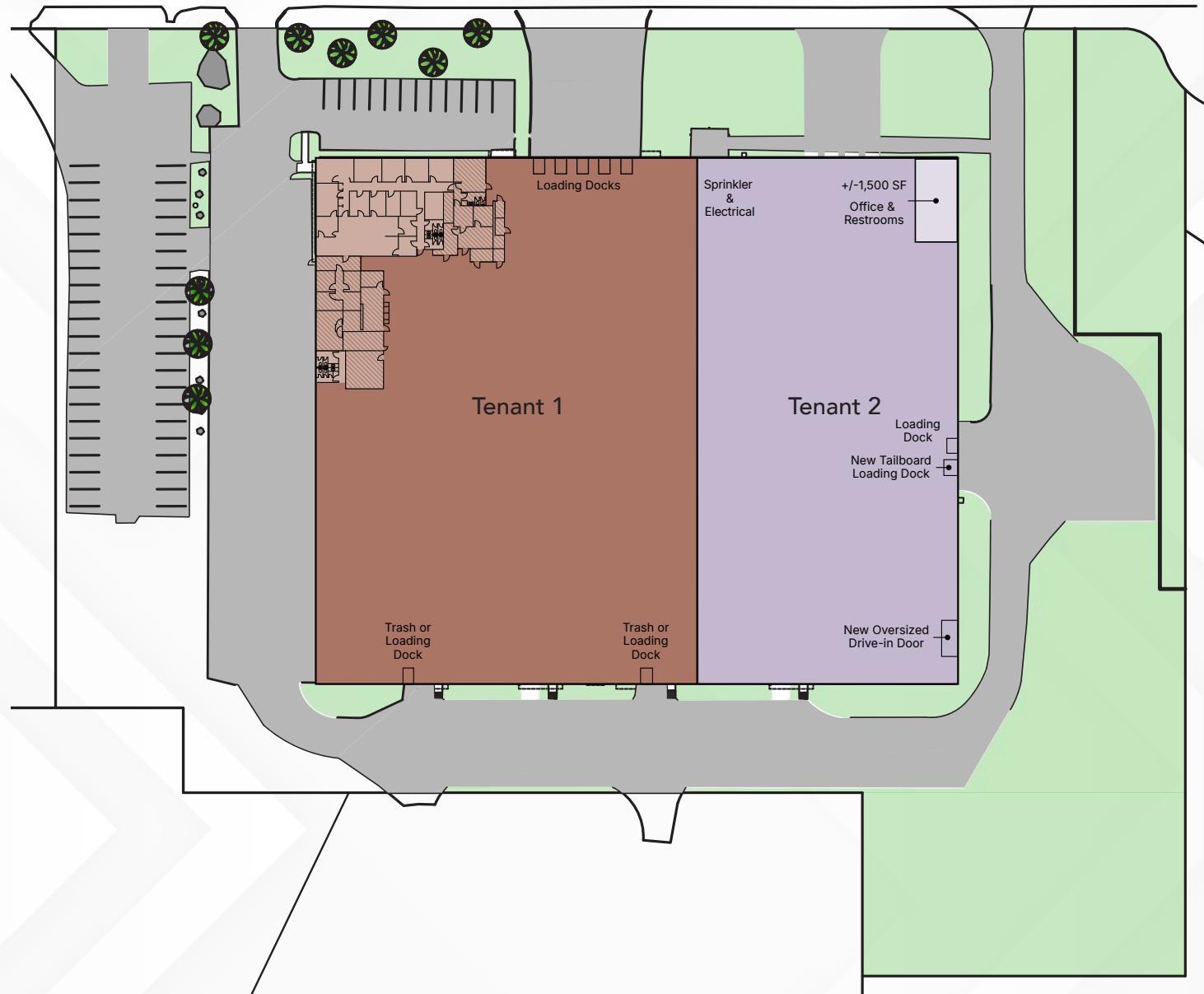
TENANT 2- **46,500 SF**

+/-45,000 SF
Warehouse/Production

+/-1,500 SF
Office

2 Tailboard Loading Docks

1 Oversized Drive-In Door



Floor Plan - Multi-Tenant Scenario

TENANT 1

+/-50,000 SF

5 Tailboard Loading Docks

1 Drive-In Door

TENANT 2

+/-30,000 SF

6 Tailboard Loading Docks

1 Drive-In Door

TENANT 3

+/-25,000 SF

2 Tailboard Loading Docks

2 Drive-In Door

TENANT 4

+/-20,000 SF

2 Tailboard Loading Docks

1 Drive-In Door







Superior Access & Location



I - 195
0.5 MILES

I - 495
8 MILES

140
7 MILES

PROVIDENCE
30 MINUTES

BOSTON
<1 HR

BOURNE
BRIDGE
20 MINUTES

NEW BEDFORD
REGIONAL AIRPORT
10 MINUTES

RICK SCHUHWERK
t +1.617.863.8533
rick.schuhwerk@nmrk.com

ED JAROSZ
t +1.617.863.8529
ed.jarosz@nmrk.com

ALLIE PERCOCO
t +1.617.755.9563
allie.percoco@nmrk.com

MICHAEL MALINCONICO
t +1.617.863.8428
michael.malinconico@nmrk.com

ALISTAIR MATULE
t +1.617.599.4255
alistair.matule@nmrk.com

MAEVE SHERWOOD
t +1.617.912.6735
maeve.sherwood@nmrk.com

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