

Eastern Marsh

COMMERCE PARK

INDUSTRIAL/FLEX UNITS
FOR SALE OR LEASE

±2,392 SF - 88,504 SF



154 Lafayette Road
SALISBURY, MASSACHUSETTS 01952

Eastern Marsh

COMMERCE PARK

Eastern Marsh Commerce Center is a proposed ±88,504 SF small-bay flex development located in Salisbury, Massachusetts, consisting of four buildings and 37 units designed to accommodate a variety of commercial and light industrial users.

Phase I, with anticipated delivery in early 2027, will feature Building C, offering 16 units with **±2,392 SF**. Each unit is designed with **flexible warehouse/workspace**, a dedicated office, overhead loading door, mezzanine accessible by staircase, and a private restroom.

Units will be available for **individual lease or sale**. In addition, each building may be leased or purchased individually or collectively, offering **maximum flexibility** for owner-users, investors, and growing businesses.

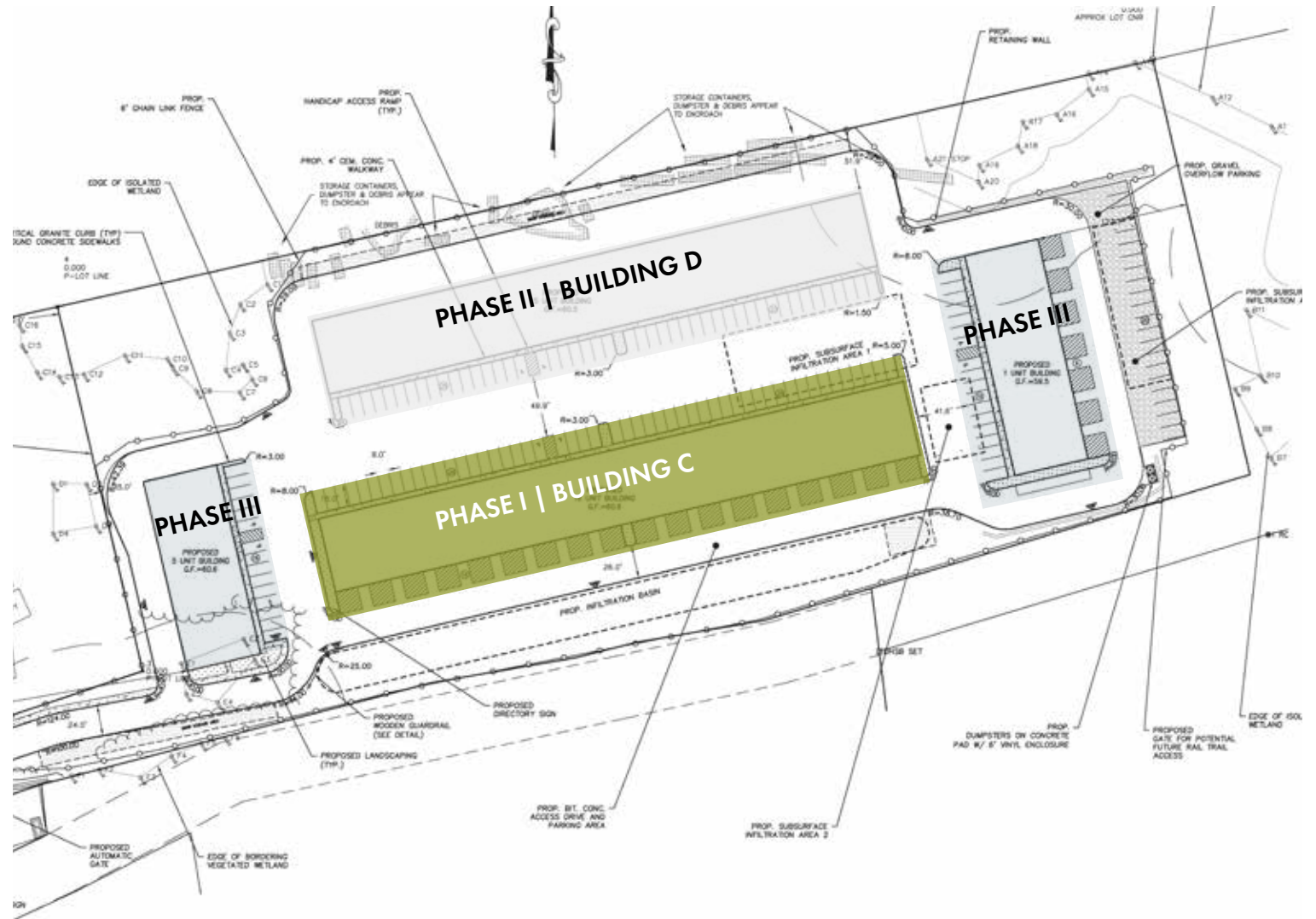


Eastern Marsh

COMMERCE PARK

PROPERTY SUMMARY

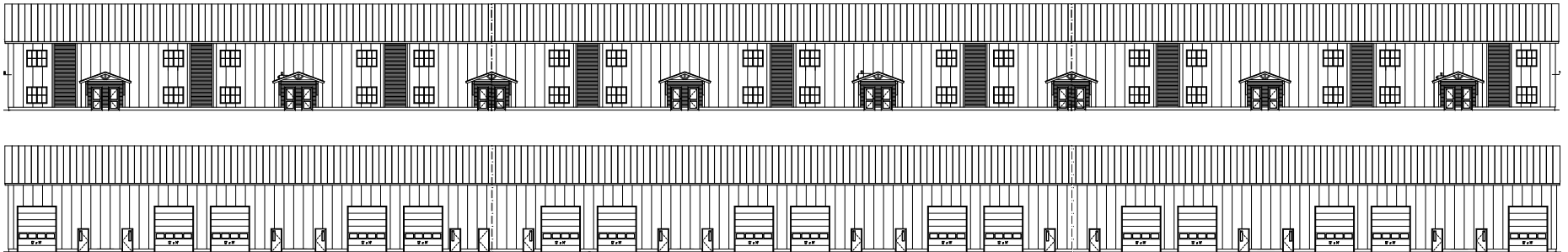
LOT SIZE	7.92 Acres
ZONING	LM-B
TYPE	Industrial/Flex
TOTAL SF	88,504 SF
NO. OF BUILDINGS	Four (4)
NO. OF UNITS	37
PARKING SPACES	215
EXPECTED DELIVERY	Phase I: Early 2027





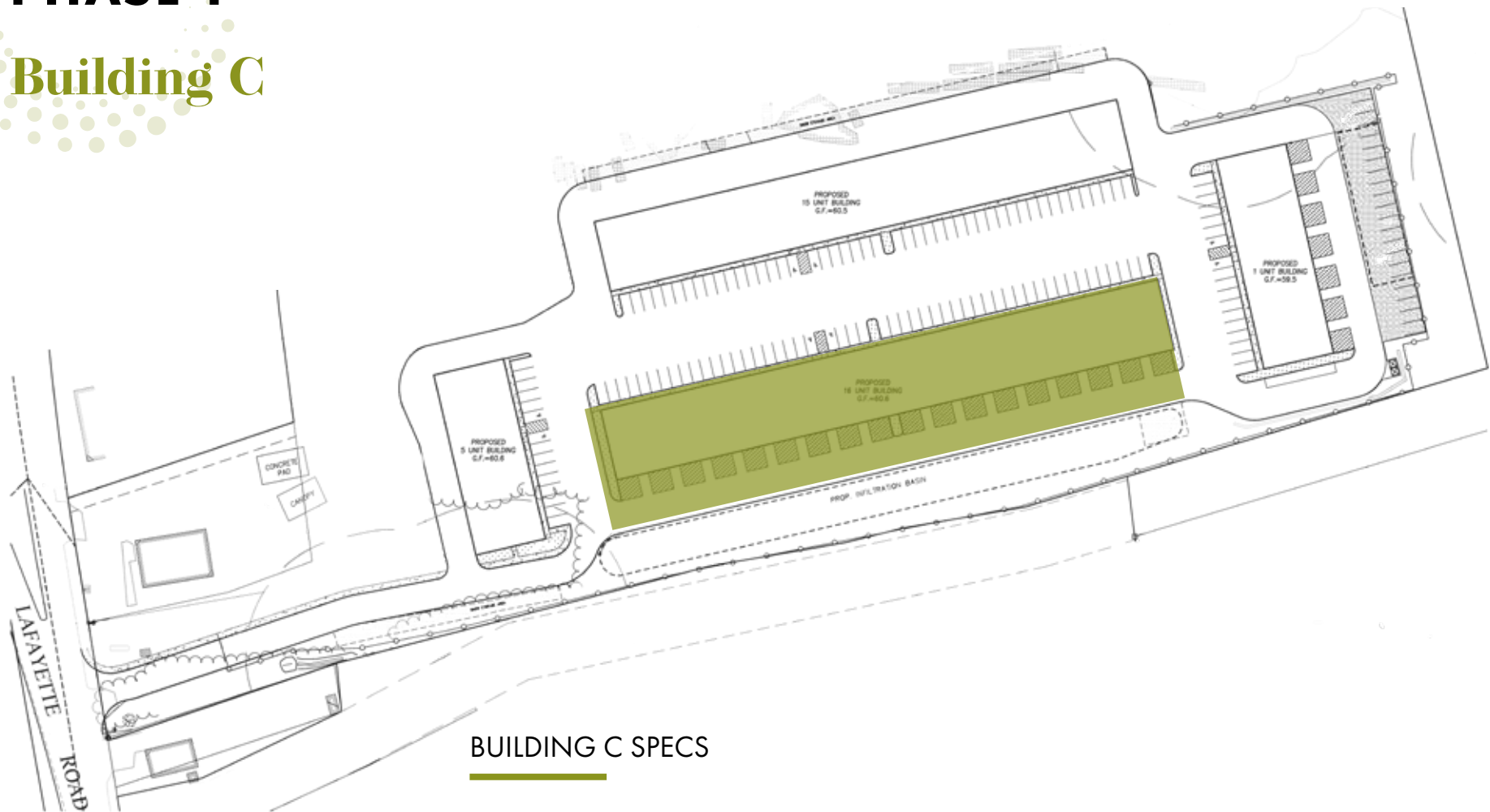
Phase I | Building C

EXPECTED DELIVERY EARLY 2027



PHASE 1

Building C



BUILDING C SPECS

No. of Units	16
Total SF	±38,272 SF
Clear Height	±20'0"
Power	200 Amp 3-Phase *Additional 200amps available upon request
Sprinklers	Yes

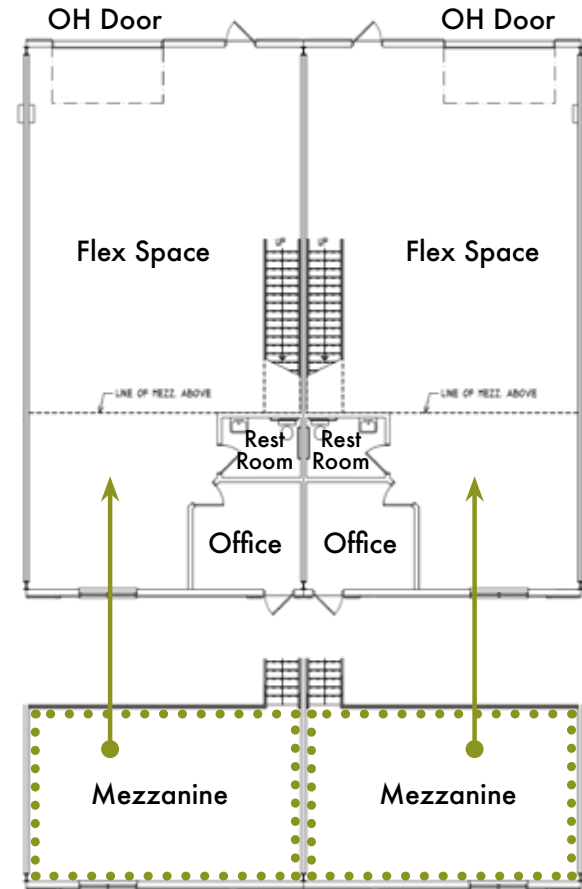
Loading	16 overhead doors; one (1) per unit (12'x14')
Parking	80 surface spaces; five (5) spaces per unit
Office	16 offices; one (1) office per unit (12'x12')
Restrooms	16 restrooms; one (1) restroom per unit

FLOOR PLANS

Building C | Units 1-16

UNIT SPECIFICATIONS

Unit SF	±2,392 SF ±1,800 SF Flex Space including one (1) office (12'x12') and one (1) restroom ±592 SF Mezzanine
Clear Height	±20'0"
Loading	One (1) overhead door (12'x14')
Power	200 Amp 3-Phase (Additional 200 Amps available upon request)
Parking	Five (5) assigned surface parking spaces



Front Elevation Rendering



Rear Elevation Rendering

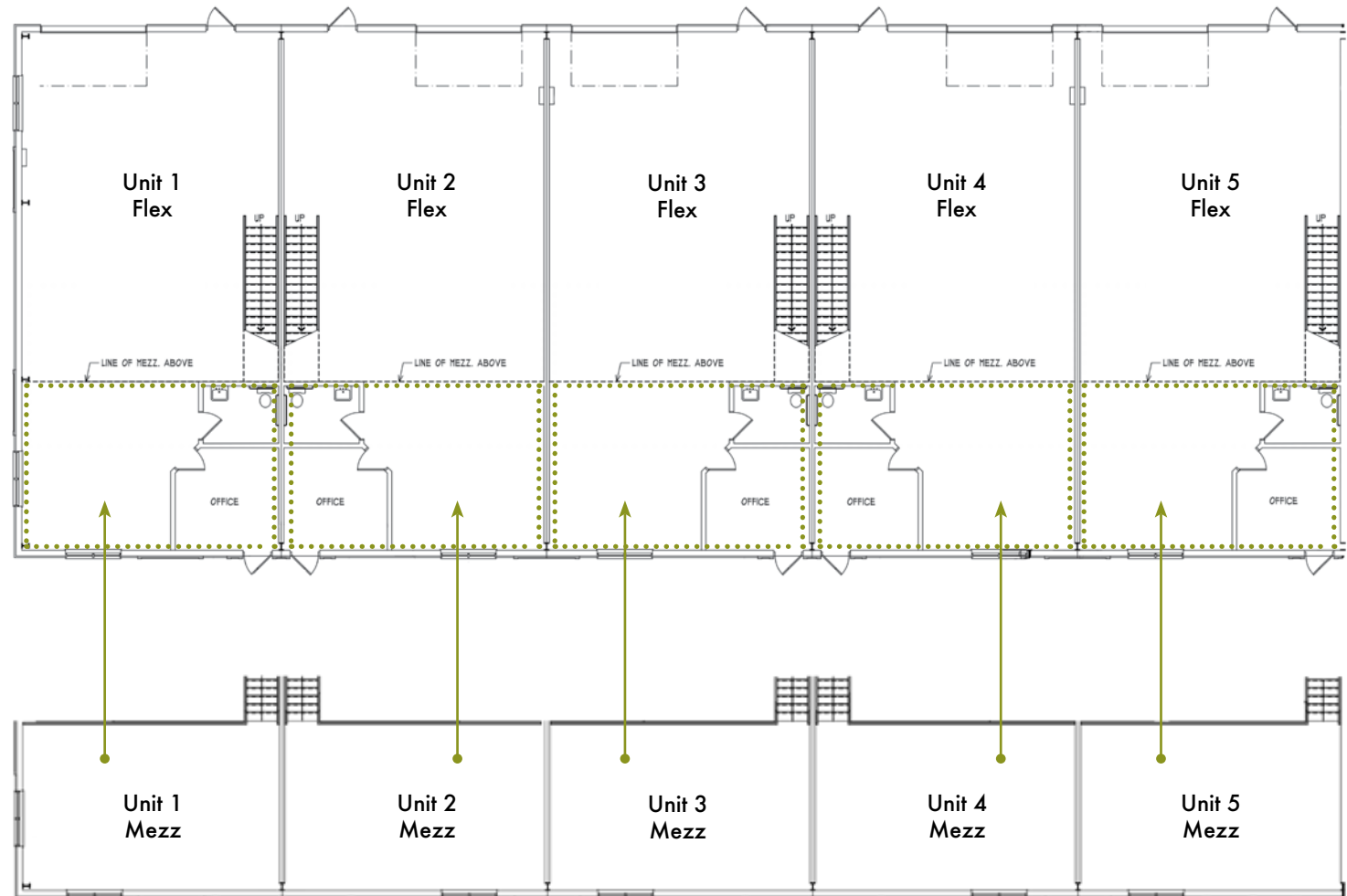


FLOOR PLANS

Building C | Units 1-5

UNIT SQUARE FOOTAGE

Unit 1	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz
Unit 2	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz
Unit 3	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz
Unit 4	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz
Unit 5	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz

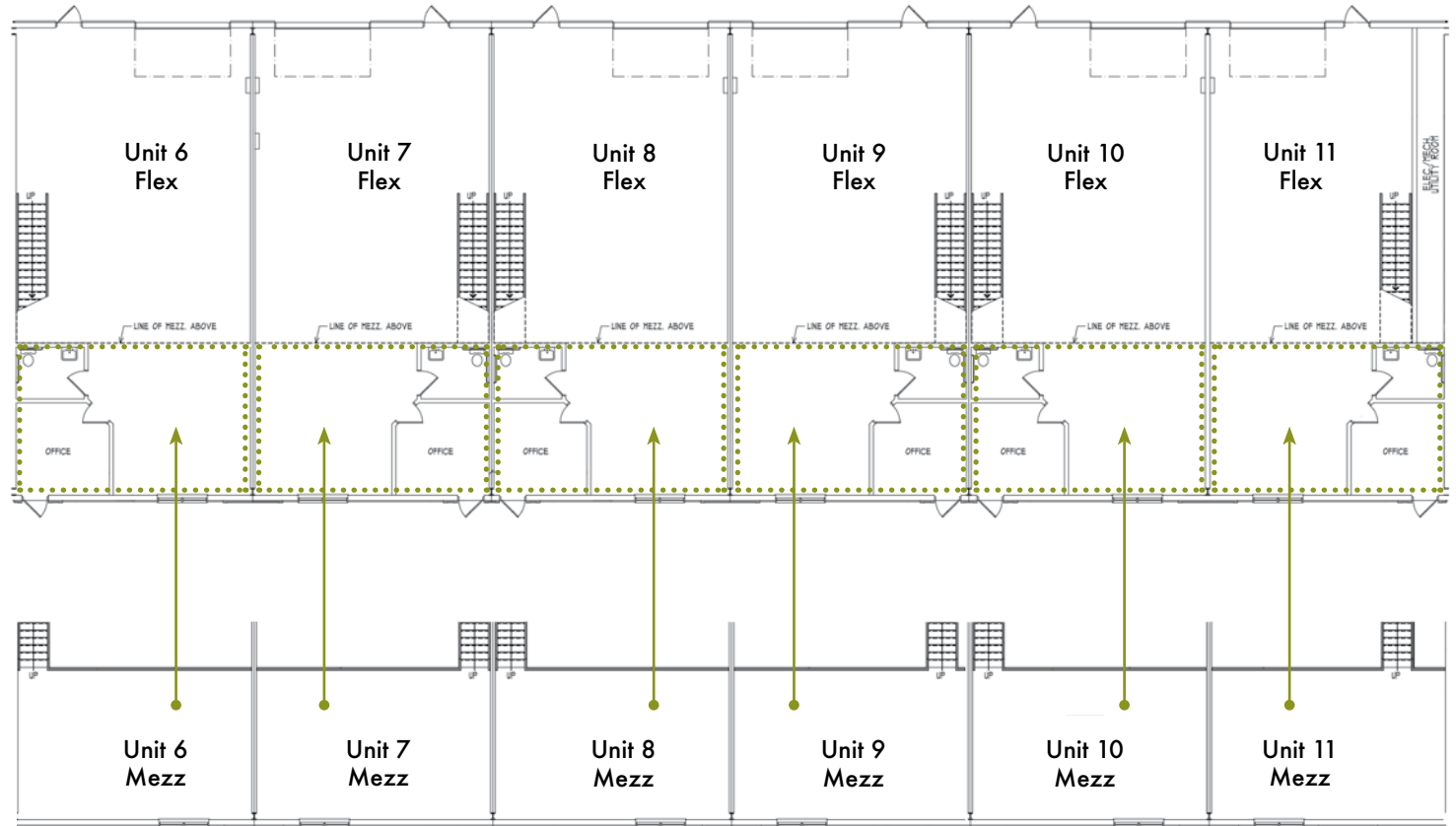


FLOOR PLANS

Building C | Units 6-11

UNIT SQUARE FOOTAGE

Unit 6	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz
Unit 7	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz
Unit 8	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz
Unit 9	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz
Unit 10	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz
Unit 11	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz

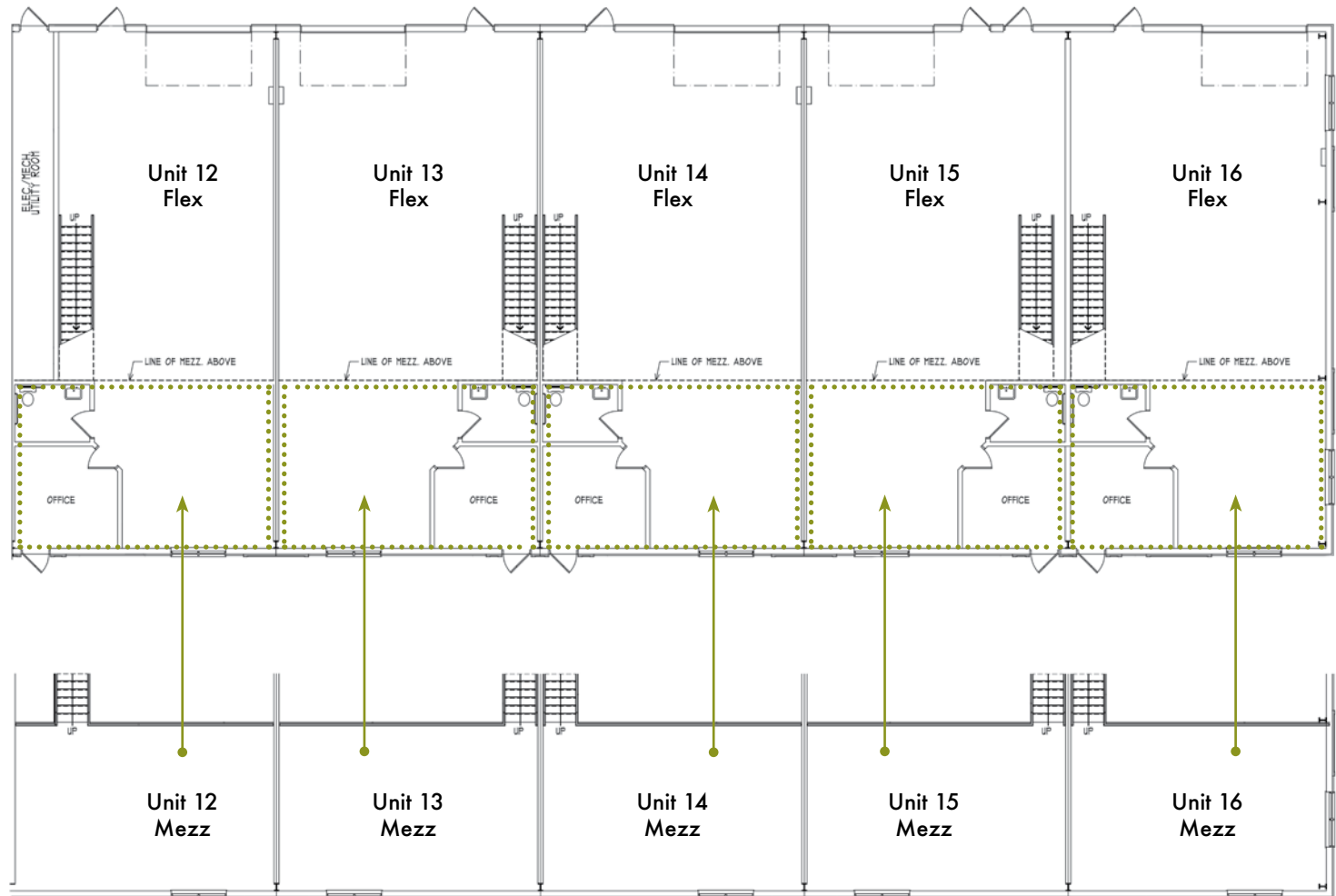


FLOOR PLANS

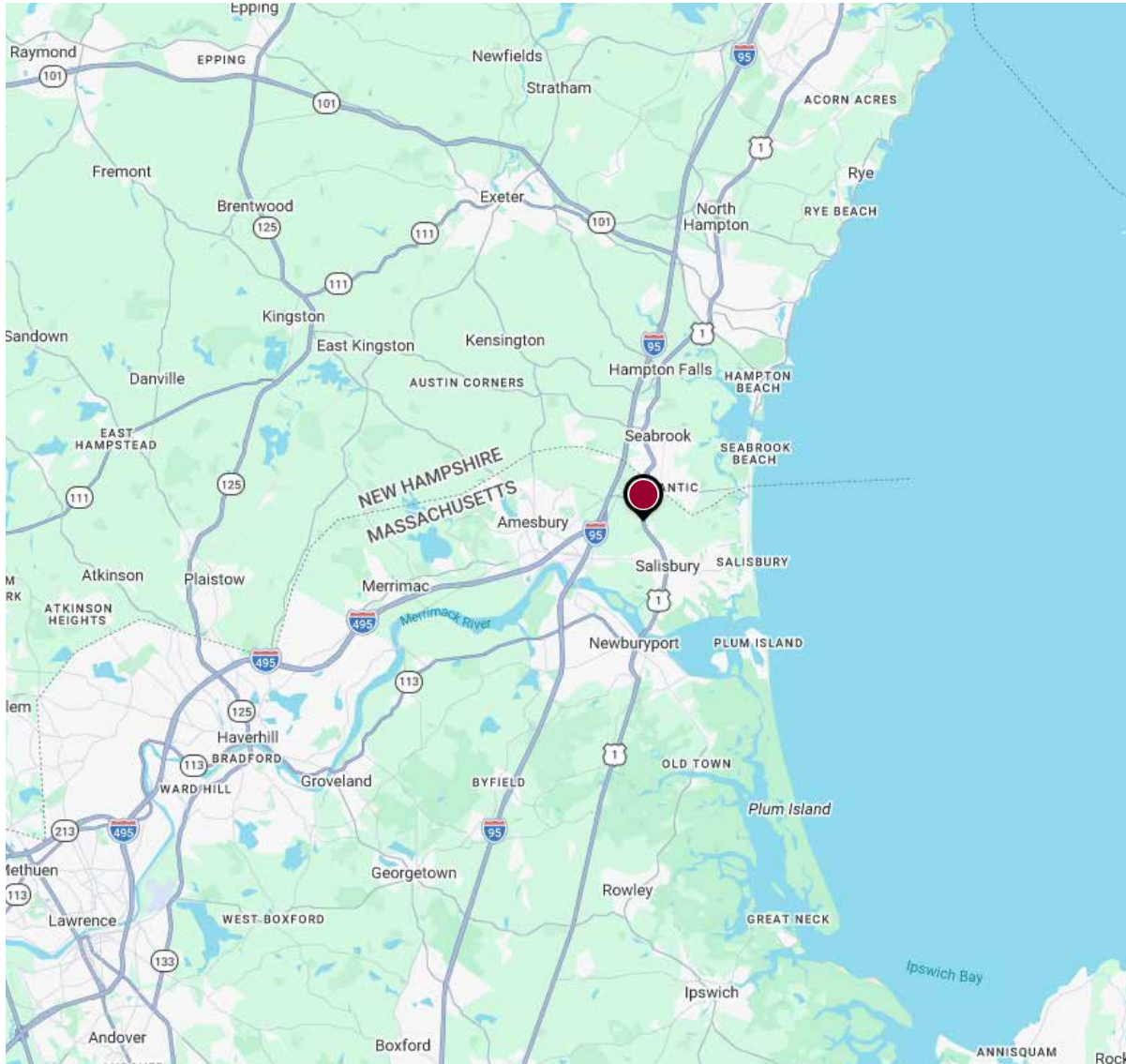
Building C | Units 12-16

UNIT SQUARE FOOTAGE

Unit 12	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz
Unit 13	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz
Unit 14	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz
Unit 15	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz
Unit 16	±2,392 SF • ±1,800 SF Flex • ±592 SF Mezz



LOCATION



CONTACT

For more information, please contact:

JAKE HEGER

Director

413.531.1815

jheger@lee-associates.com



LEE & ASSOCIATES

211 Congress Street, 10th Floor

Boston, MA 02110

lee-associates.com/boston

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.