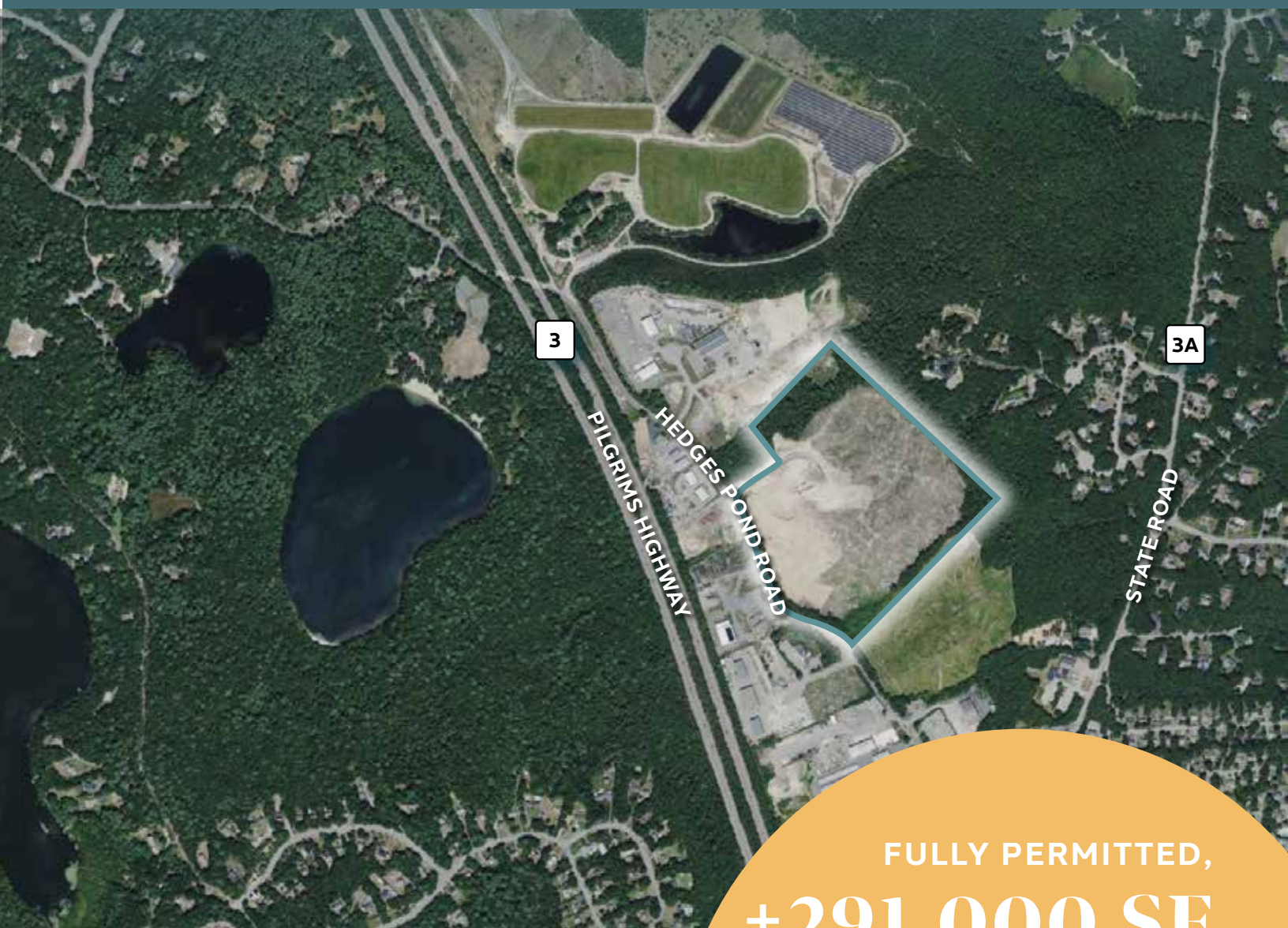


FOR SALE OR LEASE

71

Hedges Pond Road

PLYMOUTH, MASSACHUSETTS



CBRE

FULLY PERMITTED,
±291,000 SF
INDUSTRIAL DEVELOPMENT
OPPORTUNITY

Property Description

CBRE Boston Capital Markets is pleased to offer for sale 71 Hedges Pond Road located in Plymouth, Massachusetts ("the Site"). The site is fully permitted for the construction of up to 291,000 square feet of industrial space across four buildings, with alternative plans offering the optionality of up to 221,000 square feet of industrial space across two buildings along with +/- 2.25 Acres of Yard Storage. The Site is to be delivered cleared and graded (underway now) with building permits in hand.

The Site is located within the highly sought-after Metro South industrial market, directly off Route 3 and within minutes to Interstate 195, Interstate 495, and the Sagamore Bridge, offering unique connectivity to Greater Boston's most traveled interstates and population centers as well as accessibility to Cape Cod and the Islands.

71 Hedges Pond Road is being offered "as is" without a formal asking price and free and clear from existing debt.

Zoning District:

- + Cedarville Village Enterprise District (CVED)

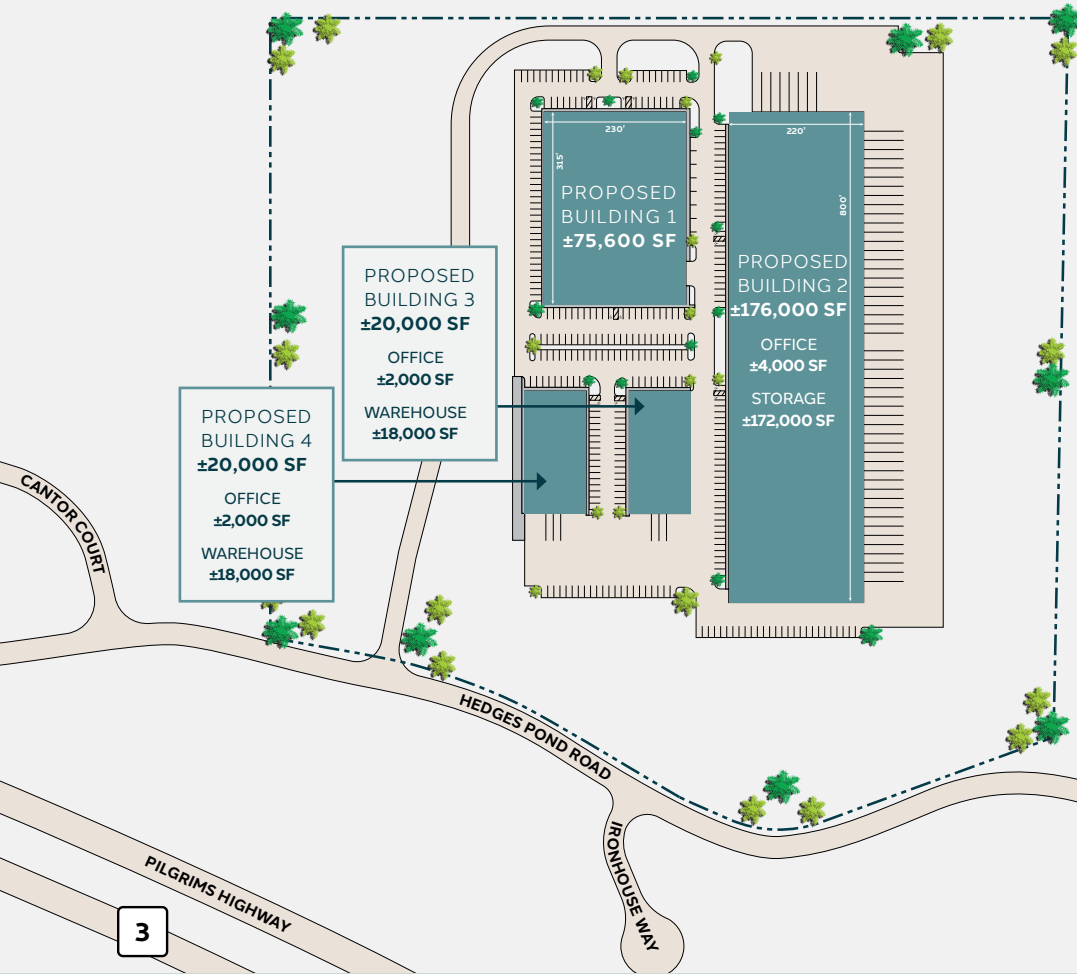
Significant Allowed Uses:

- + Industrial, Light
- + Wholesale, Warehousing & Distribution

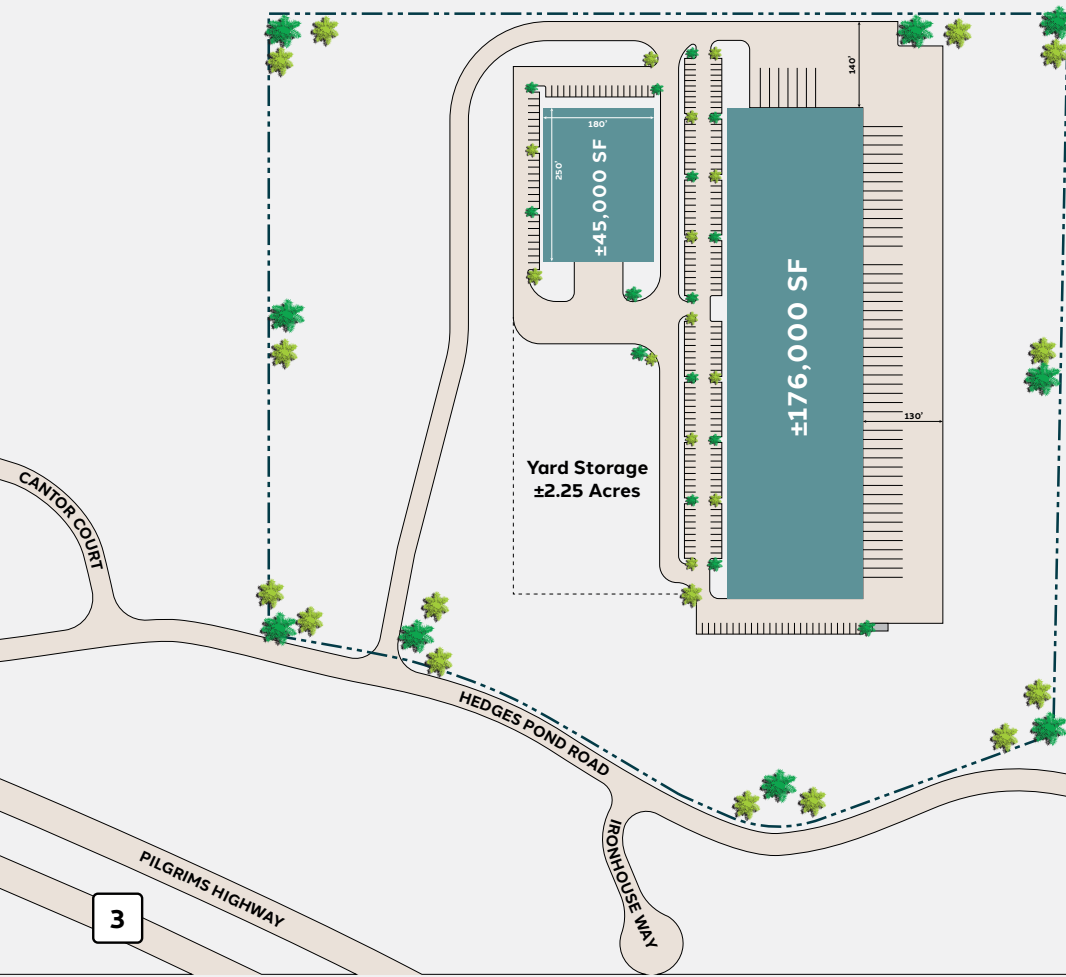
BUILDING SPECIFICATIONS

- + **Building Size:** ±291,000 SF
- + **Availability:** ±291,000 SF
- + **Site Area:** ±22.08 acres
- + **Clear Height:** 34'
- + **Loading:** 77 tailboard dock doors & 1 drive-in door (across the four buildings)
- + **Column Spacing:** 40' x 52', with 60' speed bay
- + **Truck Apron:** 60'
- + **Parking:** 357 car spaces (±1.23/1,000 SF)
- + **Foundation:** Floor slab 7"
- + **Roof:** 0.60 mil, single-ply, mechanically fastened membrane (white TPO)
- + **Electrical:** 4,000A, 277/480V, 3-phase, 4-wire
- + **Lighting:** LED
- + **Fire:** ESFR
- + **Zoning:** Cedarville Village Service Area

Fully Permitted Site Plan

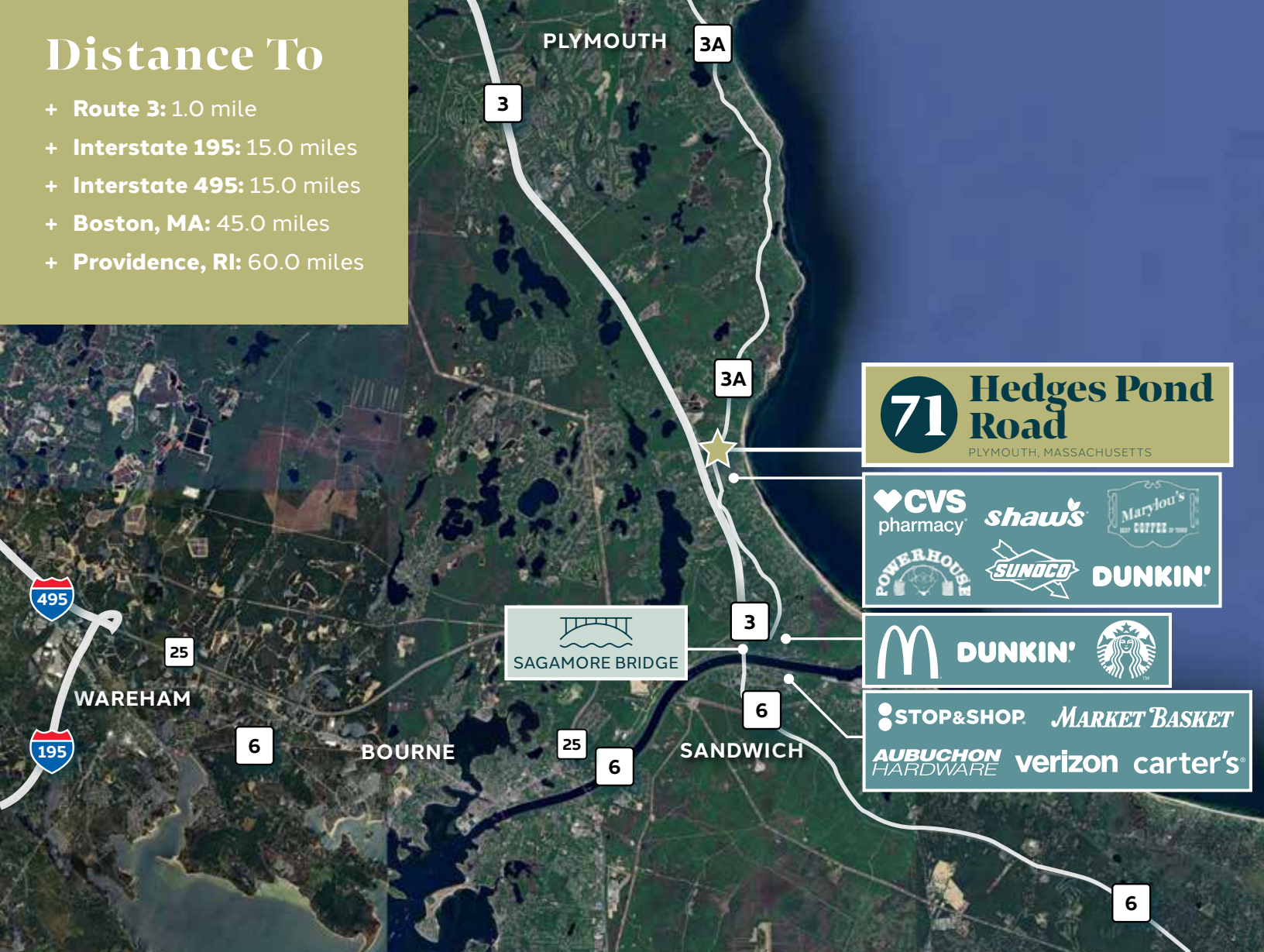


Alternative Site Plan



Distance To

- + **Route 3:** 1.0 mile
- + **Interstate 195:** 15.0 miles
- + **Interstate 495:** 15.0 miles
- + **Boston, MA:** 45.0 miles
- + **Providence, RI:** 60.0 miles



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