

±171,148 SF High-bay Warehouse Opportunity

35 United Drive
West Bridgewater, MA



High-bay Warehouse Opportunity

JLL’s Industrial team is pleased to present an opportunity to sublease ±171,148 SF of high-bay warehouse space at 35 United Drive in West Bridgewater, MA. This versatile industrial building showcases 38' clear height, multiple loading docks and an updated office space. The property’s located in the sought-after South Shore industrial market and is just minutes from Route 24.

Premises details

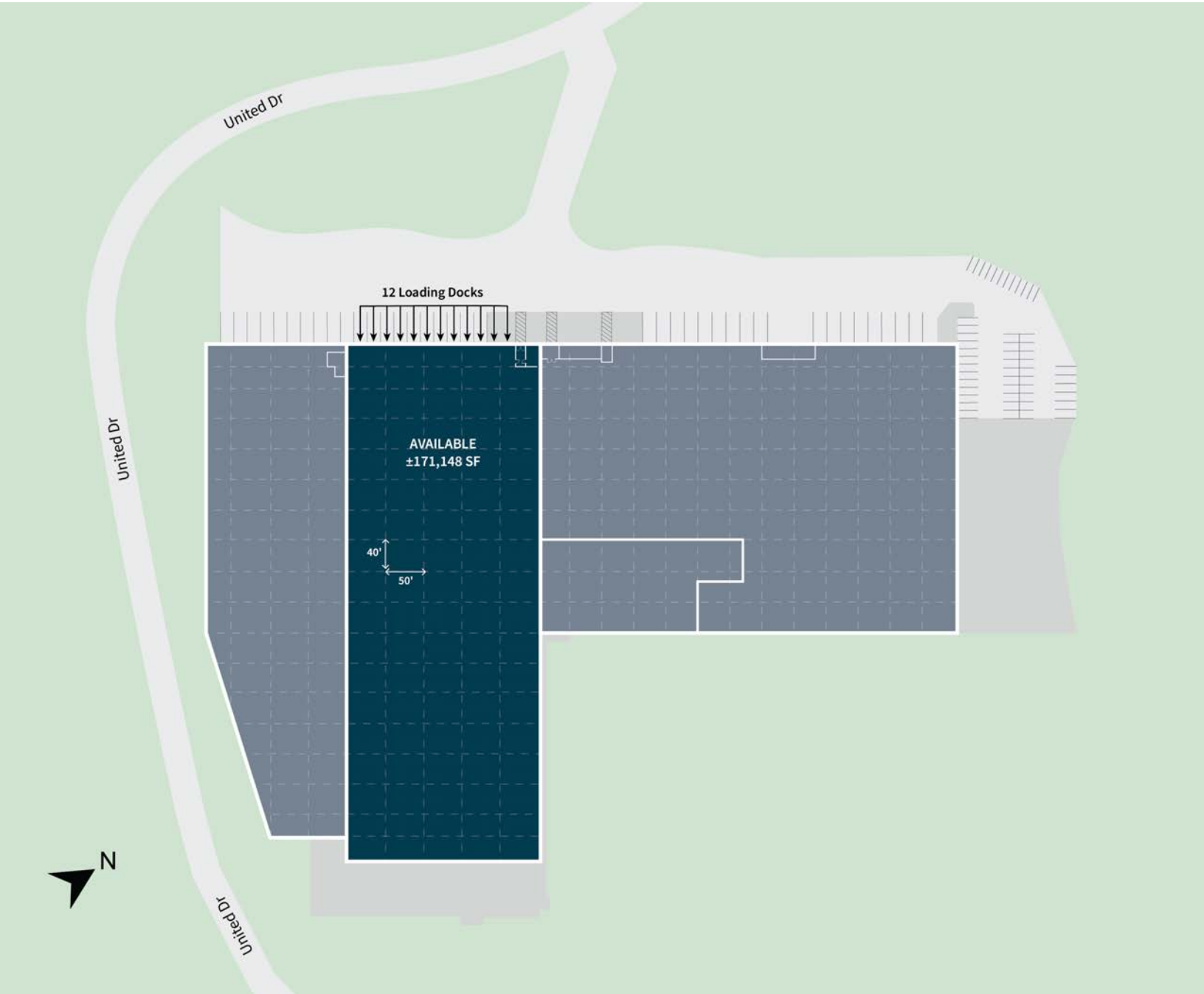
Availability	±171,148 SF
Warehouse	±168,748 SF
Office	±2,400 SF
Timing	Immediate

Building Specifications

Building Area	±577,000 SF
Column Spacing	40'W x 50'D
Parking Ratio	2.0/1,000 SF
Clear Height	38'
Loading	12 Loading Docks
Power	8,000A/480V, 3P Heavy
Lighting	LED
Sprinkler System	ESFR System (Updated in 2023)
Utilities	
Water	Municipal
Gas & Electric	National Grid
Sewer	On-site Waste Water Treatment System



Site Plan



Location Map



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