

# 135-199 BAY STATE DRIVE

Braintree, MA

Industrial/Athletics/Flex/Office  
For Lease

4,123 - 18,000 SF



Leasing Information:  
617.951.4100

**Ellison Patten**   **James Tambone**  
617.951.4136   978.578.6111  
epatten@lpc.com   jtambone@lpc.com

## Lincoln

One Beacon  
Suite 2400  
Boston, MA 02108

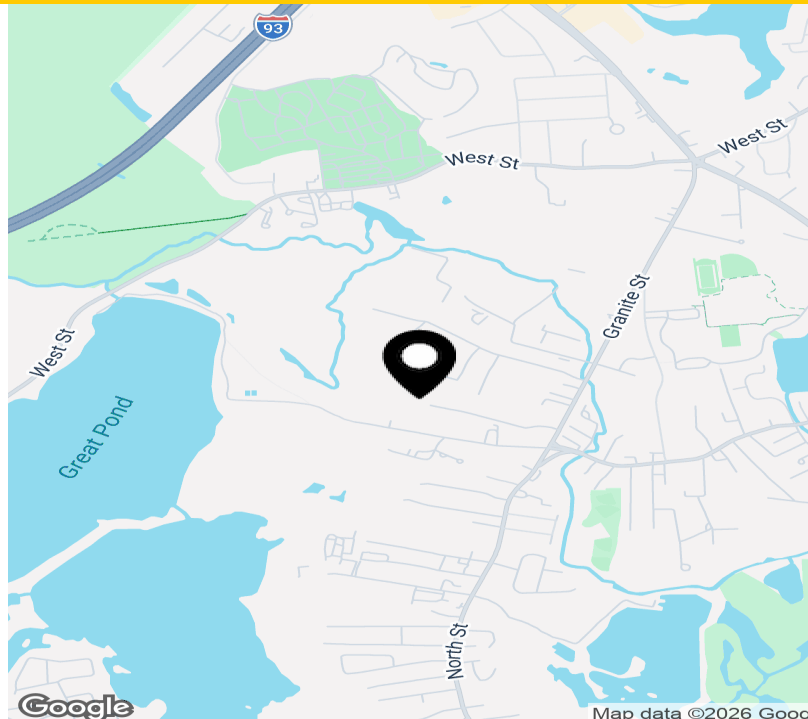
[www.lpc.com](http://www.lpc.com)

# 135-199 BAY STATE DRIVE

Braintree, MA

## Industrial/Athletics/Flex/Office For Lease

4,123 - 18,000 SF



### Property Highlights

- Warehouse & Flex Space with office available on the second floor
- Central location with easy access to I-93, I-95, Rt. 24 and Rt. 3
- Units 159 & 163 can be combined for a total of 23,694 SF
- Units 195 & 196 can be combined for a total of 8,700 SF
- 22' clear height
- 228 total parking spaces

| Availabilities | SF               | Space Type          | Lease Rate | Date Available |
|----------------|------------------|---------------------|------------|----------------|
| Suite 159      | 14,000 SF        | Flex                | Negotiable | Immediately    |
| Suite 163      | 9,694 SF         | Office              | Negotiable | Immediately    |
| Suite 195+196  | 4,123 - 8,700 SF | Warehouse/Flex      | Negotiable | Immediately    |
| Suite 199      | 18,000 SF        | Warehouse/Athletics | Negotiable | Immediately    |

**Ellison Patten**   **James Tambone**

617.951.4136

978.578.6111

epatten@lpc.com

jtambone@lpc.com

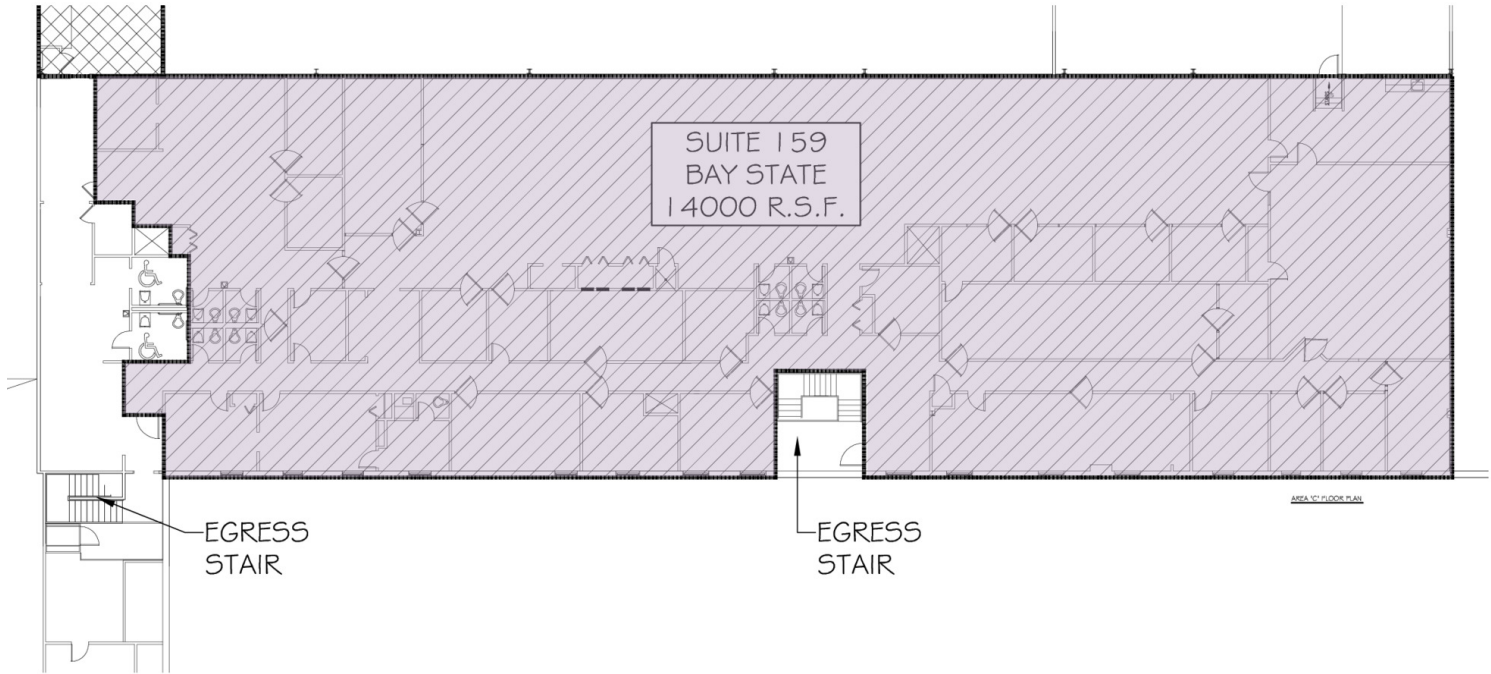
# Lincoln

# 135-199 BAY STATE DRIVE

Braintree, MA

Suite 159

14,000 SF



| Suite       | Size      | Lease Rate |
|-------------|-----------|------------|
| ■ Suite 159 | 14,000 SF | Negotiable |

Ellison Patten James Tambone

617.951.4136

978.578.6111

epatten@lpc.com

jtambone@lpc.com

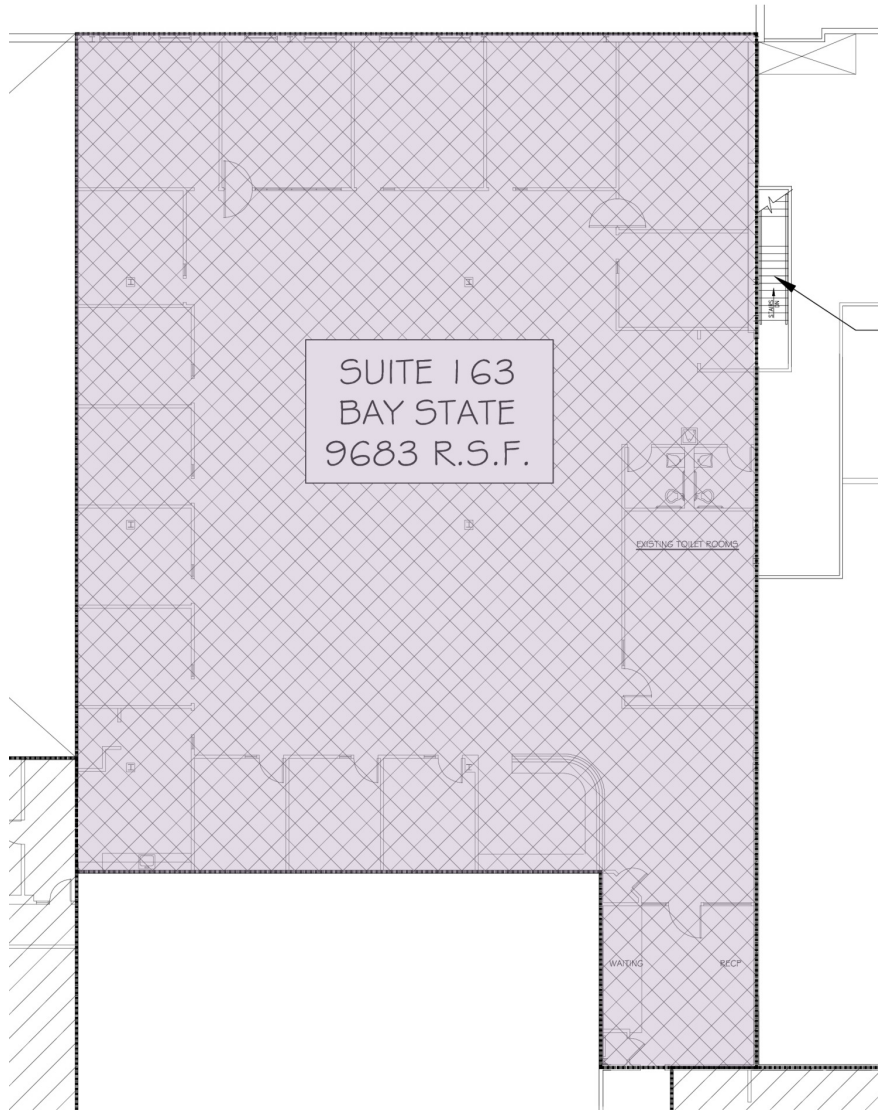
Lincoln

# 135-199 BAY STATE DRIVE

Braintree, MA

Suite 163

9,694 SF



| Suite       | Size     | Lease Rate |
|-------------|----------|------------|
| ■ Suite 163 | 9,694 SF | Negotiable |

**Ellison Patten**   **James Tambone**

617.951.4136

978.578.6111

epatten@lpc.com

jtambone@lpc.com

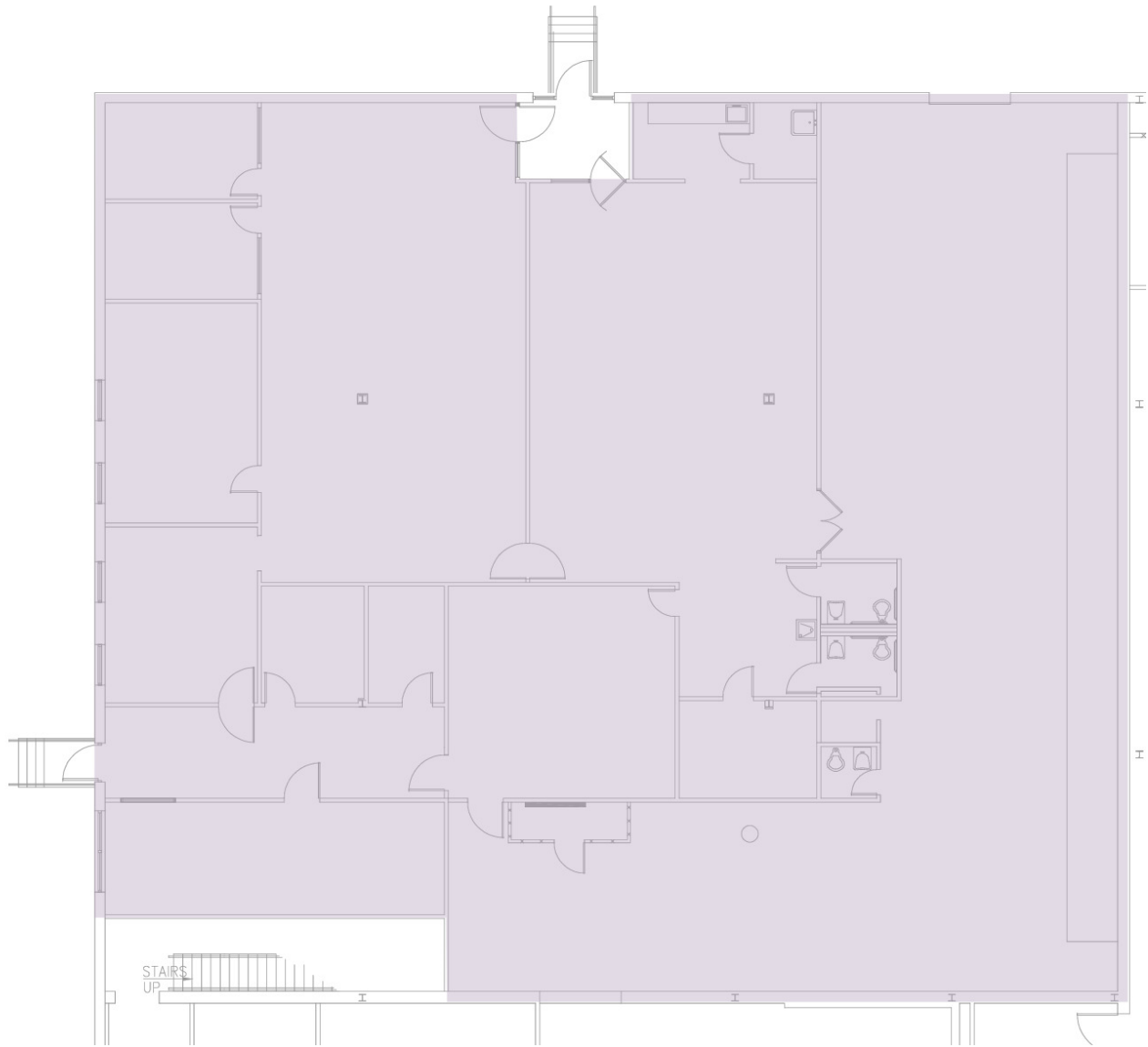
# Lincoln

# 135-199 BAY STATE DRIVE

Braintree, MA

Suite 195+196

4,123 - 8,700 SF



| Suite           | Size             | Lease Rate | Description                         |
|-----------------|------------------|------------|-------------------------------------|
| ■ Suite 195+196 | 4,123 - 8,700 SF | Negotiable | One (1) dock door<br>Warehouse/Flex |

**Ellison Patten**   **James Tambone**

617.951.4136

978.578.6111

epatten@lpc.com

jtambone@lpc.com

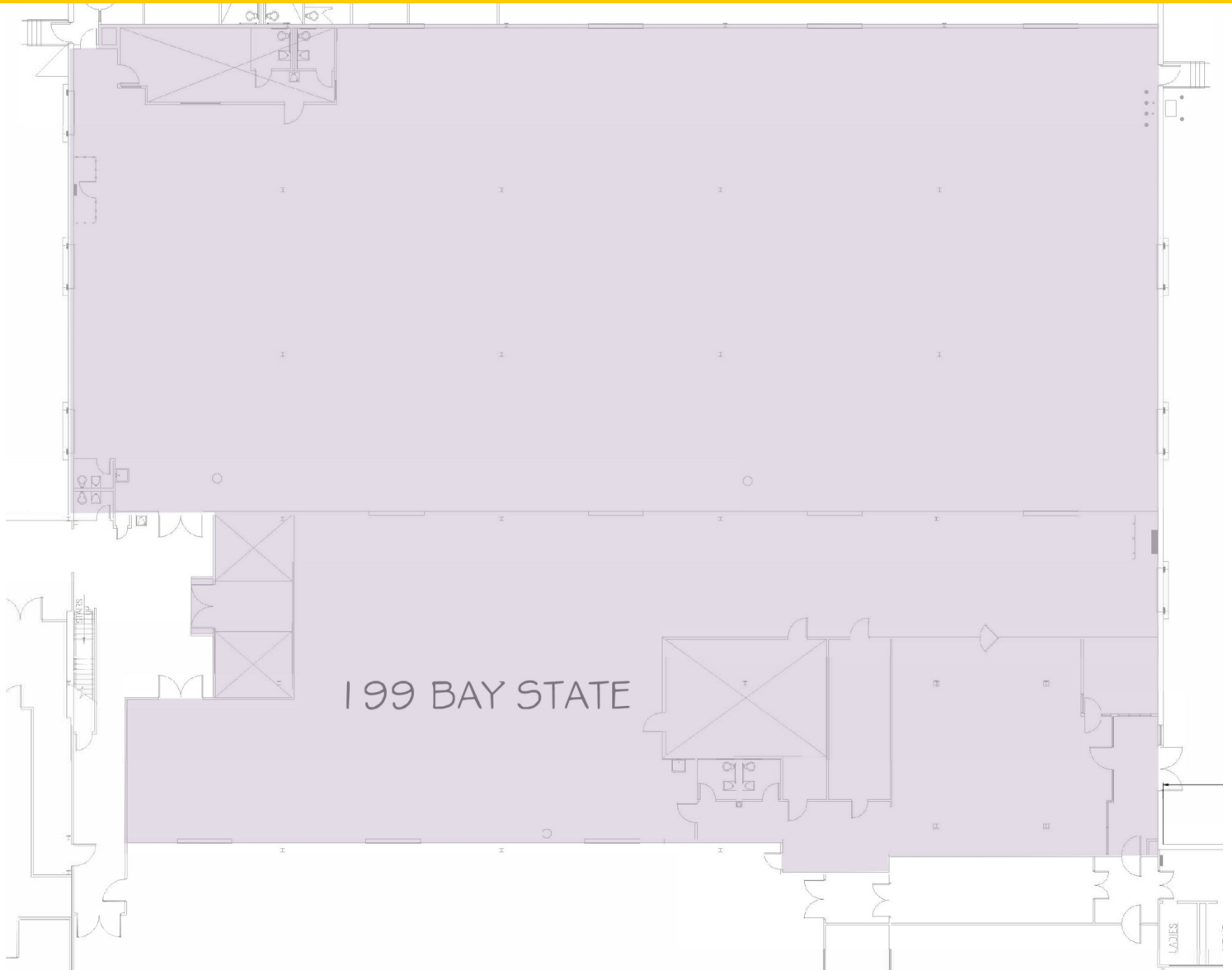
**Lincoln**

# 135-199 BAY STATE DRIVE

Braintree, MA

Suite 199

18,000 SF



| Suite       | Size      | Lease Rate | Description   |
|-------------|-----------|------------|---|
| ■ Suite 199 | 18,000 SF | Negotiable | Cross Docked, three (3) dock doors & two (2) dock doors |

**Ellison Patten**   **James Tambone**

617.951.4136

978.578.6111

epatten@lpc.com

jtambone@lpc.com

**Lincoln**

# 135-199 BAY STATE DRIVE

Braintree, MA

Property Photos



**Ellison Patten**   **James Tambone**

617.951.4136

978.578.6111

epatten@lpc.com

jtambone@lpc.com

**Lincoln**

# 135-199 BAY STATE DRIVE

Braintree, MA

Location Map



Ellison Patten James Tambone

617.951.4136

978.578.6111

epatten@lpc.com

jtambone@lpc.com

Lincoln

# 135-199 BAY STATE DRIVE

Braintree, MA

**Ellison Patten**

617.951.4136

[epatten@lpc.com](mailto:epatten@lpc.com)

**James Tambone**

978.578.6111

[jtambone@lpc.com](mailto:jtambone@lpc.com)

One Beacon

Suite 2400

Boston, MA 02108

[www.lpc.com](http://www.lpc.com) | 617.951.4100

**Lincoln**