

545

WASHINGTON STREET

Wrentham, MA

34,070 SF - 75,195 SF
AVAILABLE

NEW CLASS A WAREHOUSE
OPPORTUNITY



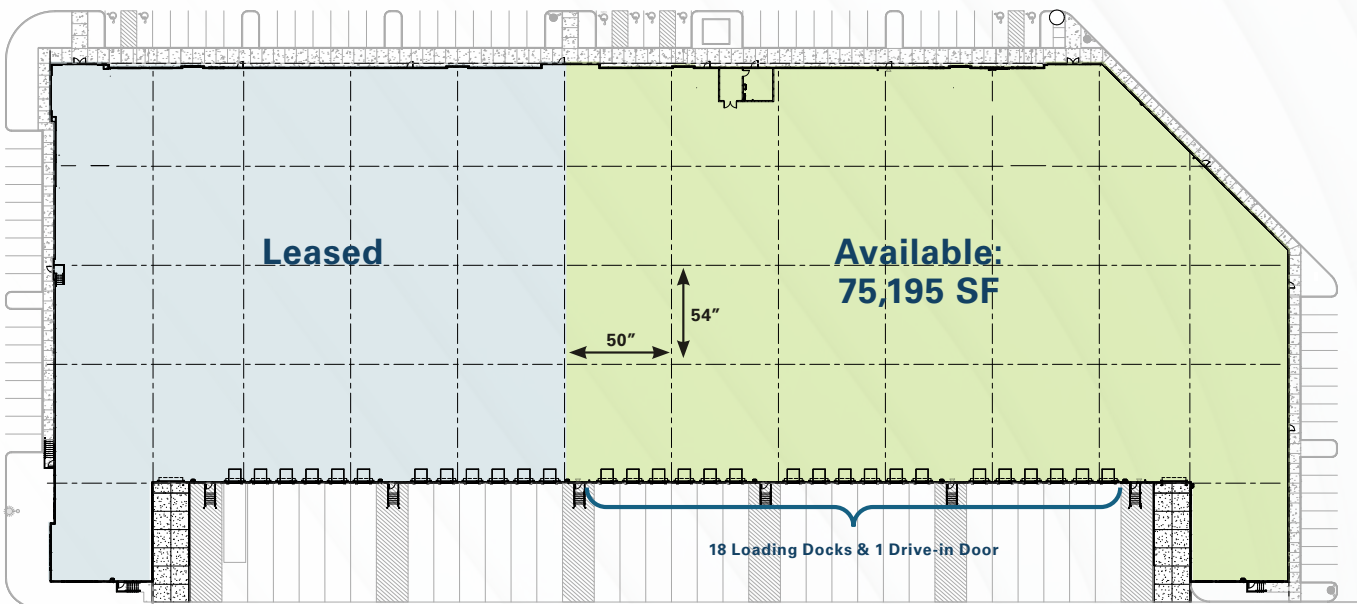
BLUEWATER
PROPERTY GROUP

NEWMARK

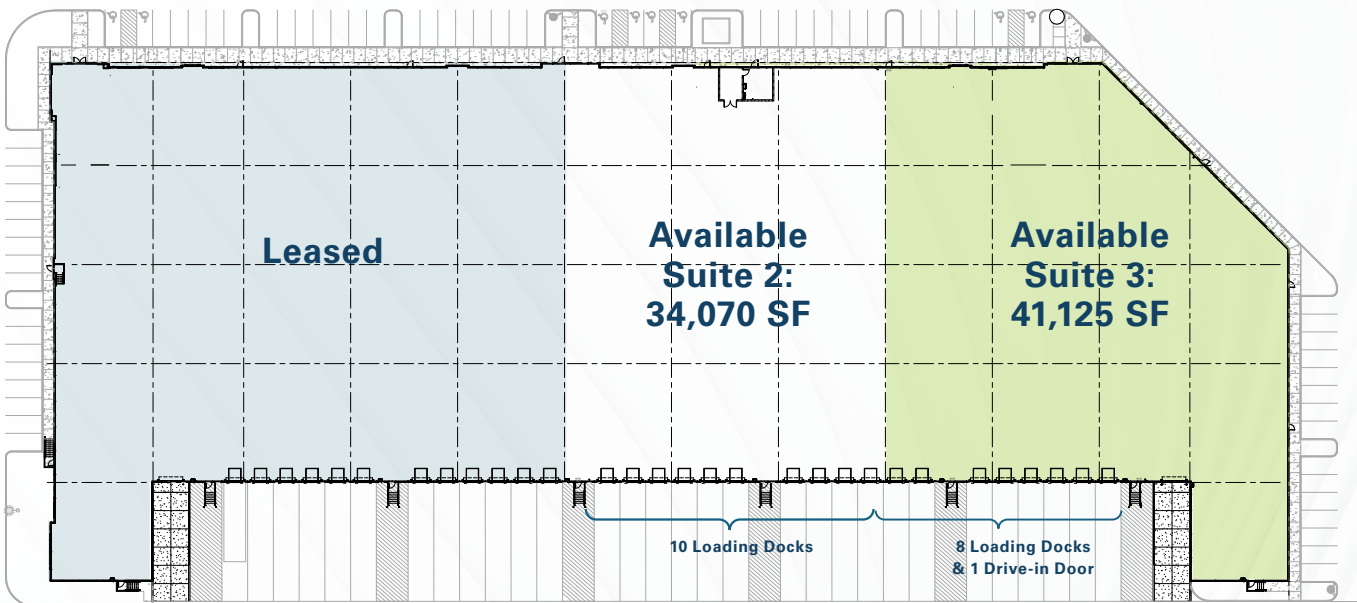
**Available for
Immediate
Occupancy**



Available Floor Plan



Sample Demising Plan



PROPERTY SPECIFICATIONS

Building Size	132,055 SF
Available SF	34,070 SF - 75,195 SF
Clear Height	36'
Column Spacing	50' x 54' with 60' speed bay
Dock Doors	18 sectional overhead doors (9' x 10') with view lights, seals, bumpers & 40k lb mechanical leveler
Drive-ins	1 door (12' X 14')
Truck Court	135'
Car Parking	79 stalls (incl. 4 total, non-exclusive EV stalls)
Trailer Parking	8 stalls
Lighting	New LED Fixtures (25' candles 3' AFF included to shell spec)
Power	2,000 Amps 480/277 Volt
Fire Protection	ESFR
Construction Type	Pre-cast insulated concrete
Roof Type	60 MIL TPO Membrane (20-Year Warranty)
Floor Slab	7" unreinforced
Utilities	Electricity: National Grid Water: Town of Wrentham Sewer: On-Site Septic

545 WASHINGTON STREET OVERVIEW



INTERSTATE
495
1.0 mile

1

18 Loading Docks, 1 Drive-in Door
& 13 Trailer Spaces

75,195 SF Available

50' x 54'
Column Spacing

36' Clear

30 Parking
Spaces





49 Parking Spaces

Leased

New Mobil Station with
Diesel & Convenience Store

Secondary Access to Thurston Street



 DRIVE TIMES	
	1 min (0.8 mi.)
	4 min (3.4 mi.)
	16 min (13.5 mi.)

CONTACTS

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NEWMARK

BLUEWATER
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