

545

WASHINGTON STREET

Wrentham, MA

34,070 SF - 75,195 SF
AVAILABLE

NEW CLASS A WAREHOUSE
OPPORTUNITY

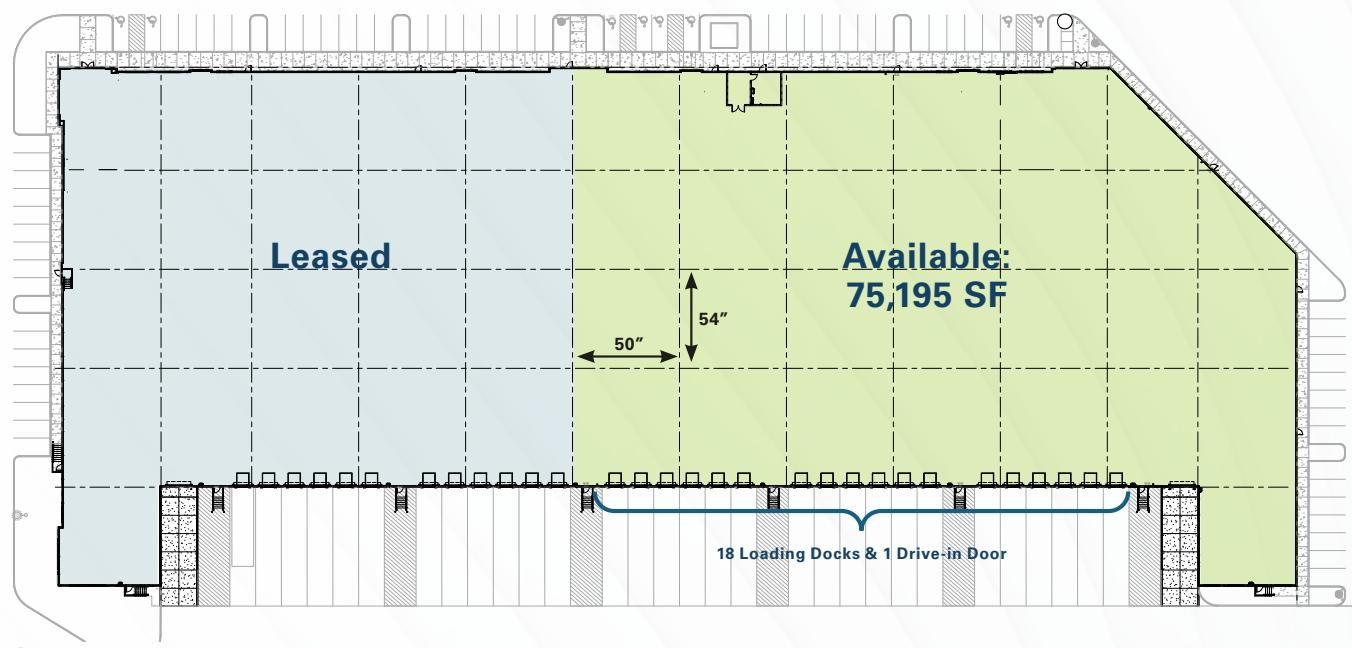


BLUEWATER
PROPERTY GROUP

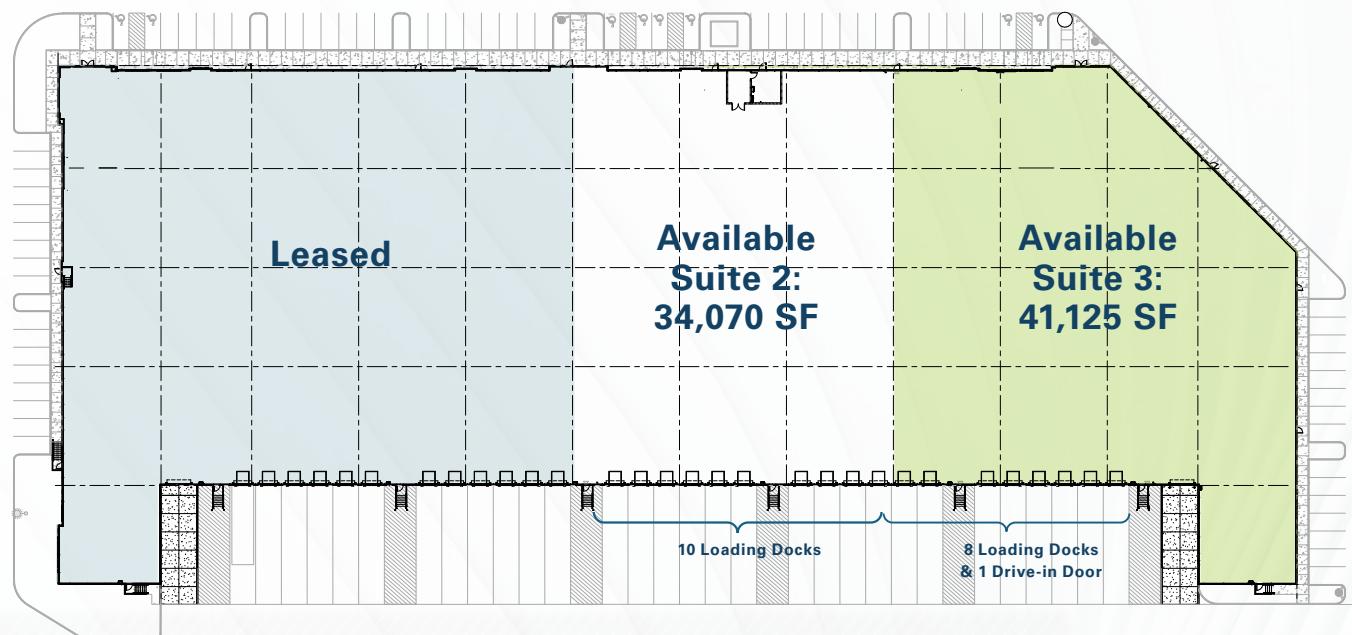
NEWMARK



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





CONTACTS

ED JAROSZ

Executive Managing Director
617.863.8529
ed.jarosz@nmrk.com

TONY COSKREN

Executive Managing Director
617.863.8536
tony.coskren@nmrk.com

RICK SCHUHWERK

Executive Managing Director
617.863.8533
rick.schuhwerk@nmrk.com

BRIAN PINCH

Senior Managing Director
617.863.8538
brian.pinch@nmrk.com

ALLIE PERCOCO

Associate Director
617.863.8624
allie_percoco@nmrk.com

MICHAEL MALINCONICO

Associate Director
617.863.8428
michael.malinconico@nmrk.com

NEWMARK

BLUEWATER
PROPERTY GROUP



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.