



35 Eastman St, Easton, MA

47,108 SF for Sublease

HIGH BAY WAREHOUSE

EASTON, MA

35 Eastman Street offers high-bay warehouse and manufacturing sublet space located within 3.4 miles of I-495 and 5 miles of I-95 and Route 24. The industrial-zoned building is designed to support a variety of users in need of warehouse, manufacturing, lab and flexible office space. The 47,108 SF of sublease offers 24'-28' clear heights, 2,273 SF of office space, 102 parking spaces and three (3) exclusive loading docks.

LEASING

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MEETING HOUSE
ADVISORS

WAREHOUSE & MANUFACTURING



BUILDING SPECS

Building Size: 152,700 SF

Configuration: 15,000 SF
on 2 levels (7,500 sf each level) with one
3,500 LB elevator

High Bay: 137,700 SF

Land Area: 11.8 Acres

Year Built: 2011

Clear Height: 24'-28'

Loading: Eleven (11) 8'x10' docks

Drive Ins: Two (2) 10'x12' drive in doors

Column Spacing: 50'x50'

Zoning: Industrial

Roof: EPDM rubber membrane

Lighting: Florescent

Utilities:

- Water: Town of Easton
- Sewer compatible
- Electric: National Grid
- Gas: Columbia Gas of Massachusetts

Parking: 241 Spaces

Power: 2000A at 277/480V 3 phase 4 wire

Sprinkler: 100% wet sprinkler system

SUBLEASE HIGHLIGHTS

Term: Three to five years

Availability: 6/1/2025

Size: 47,108 SF / 44,835 SF warehouse / 2,273 SF office

Loading Docks: Three 8' x 10' dock doors

Parking: 102 Vehicular parking spaces

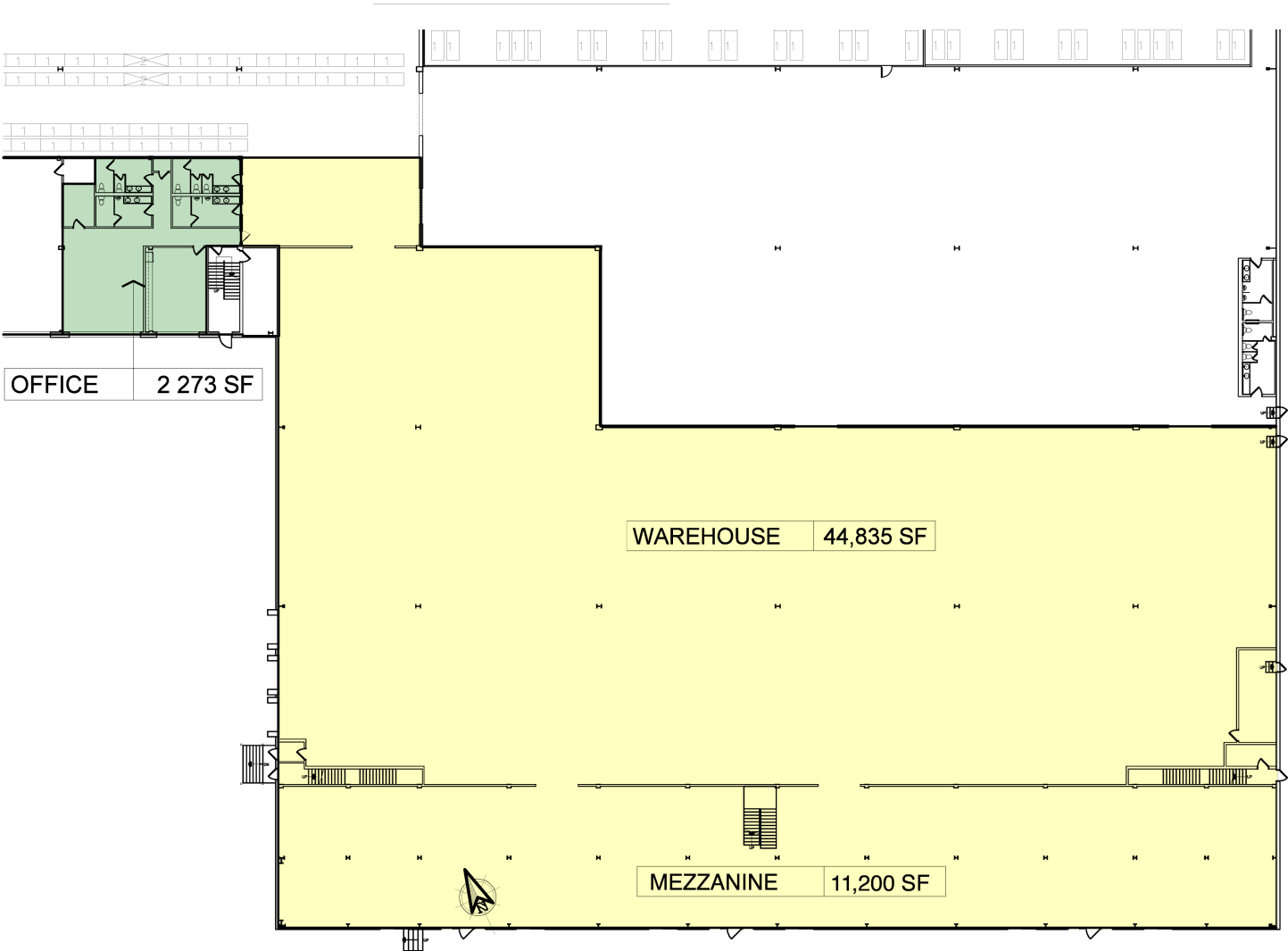
Available Power: 800A at 480V 3 phase 4 wire



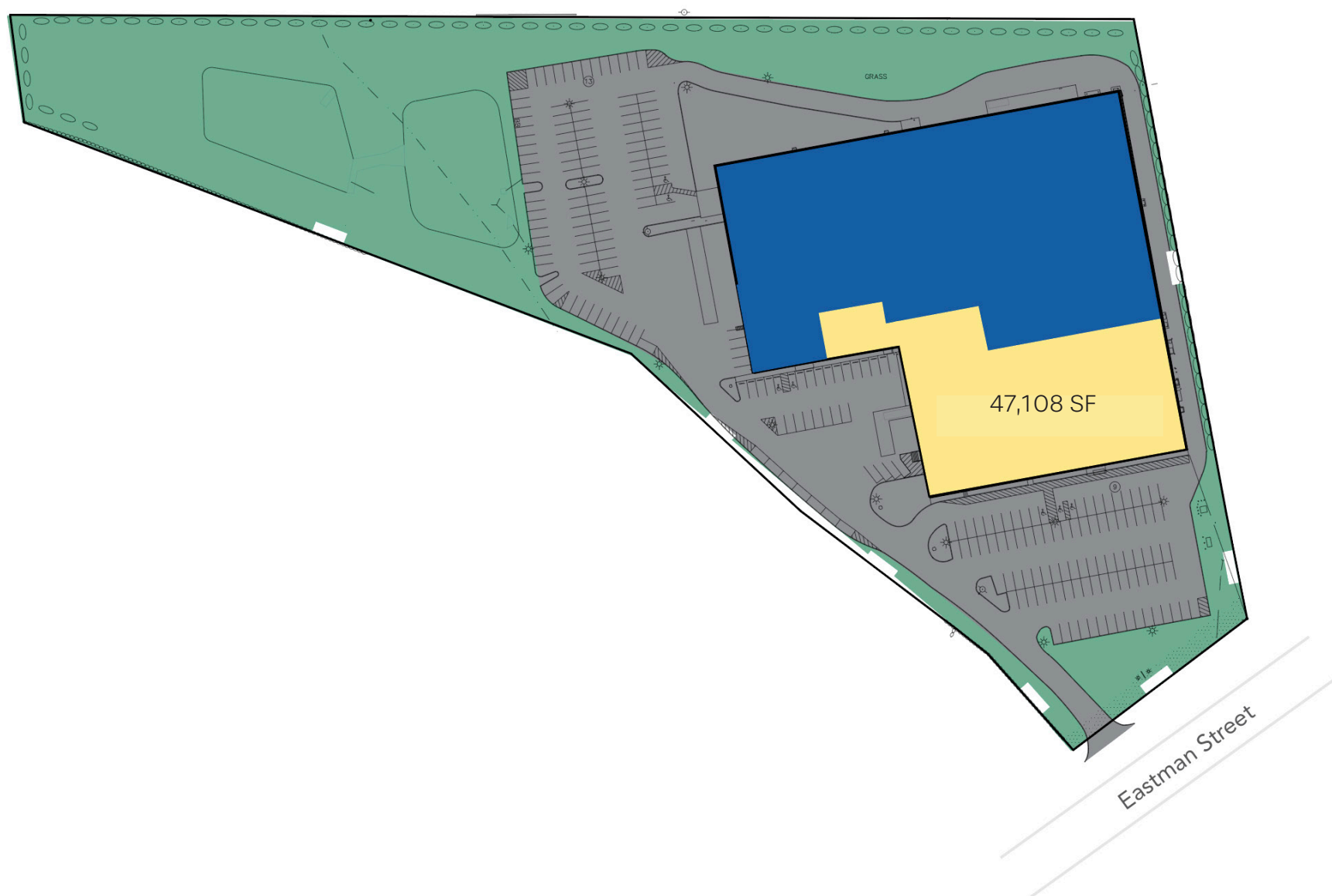
LOCATION



FLOOR PLAN



SITE PLAN



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