

FOR LEASE

15

# John L. Dietsch Boulevard

NORTH ATTLEBORO, MA

**SITE WORK UNDERWAY**



CLICK HERE  
TO VIEW  
VIDEO

**±162,710 SF**  
HIGH-BAY WAREHOUSE/  
MANUFACTURING  
SPACE FOR LEASE

**CBRE**

**CALARE**  
PROPERTIES



## Property Description

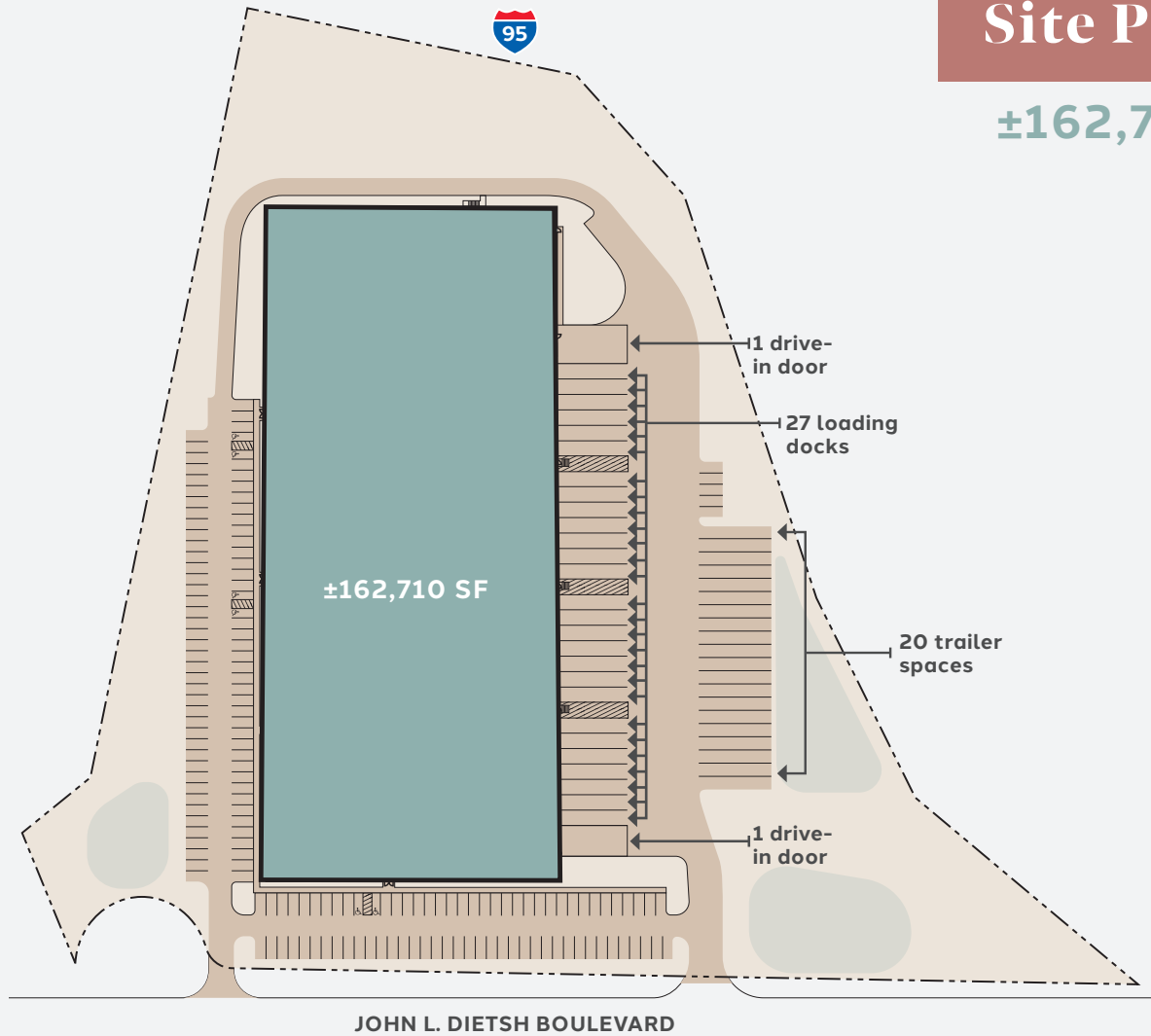
On behalf of Calare Properties, CBRE's Industrial Leasing Team is pleased to present the availability of a ±162,710 SF brand new, Class A warehouse space at 15 John L. Dietsch Boulevard in North Attleboro, Massachusetts. This building features ideal specifications, including 32' clear height, 27 loading docks, ESFR sprinkler, and 2 drive-in doors. This single story high-bay warehouse is conveniently located immediately off I-95 and is within 15 miles of Providence and 40 miles of Boston.

## BUILDING SPECIFICATIONS

- + **Building Size:** ±162,710 SF
- + **Availability:** ±162,710 SF
- + **Site Area:** ±11.80 acres
- + **Clear Height:** 32'
- + **Loading:** 27 tailboard docks and 2 drive-in doors
- + **Column Spacing:** 56' x 51' with 60' speed bay
- + **Building Dimensions:** 265' x 614'
- + **Parking:** ±1.01/1,000 SF (164 parking spaces) and 20 trailer spaces
- + **Exterior Construction:** Tilt up concrete panel
- + **Foundation:** Floor slab 7"
- + **Roof:** 60-mil TPO roof with R30 Insulation
- + **Electrical:** 2,000A, 480V, 3ph
- + **Lighting:** LED
- + **Fire:** ESFR
- + **Zoning:** Limited Highway Commercial District and Industrial District
- + **Utilities:**
  - Water/Sewer: Municipal- Town of Attleboro
  - Gas: Liberty Utilities
  - Electricity: Municipal- Town of Attleboro

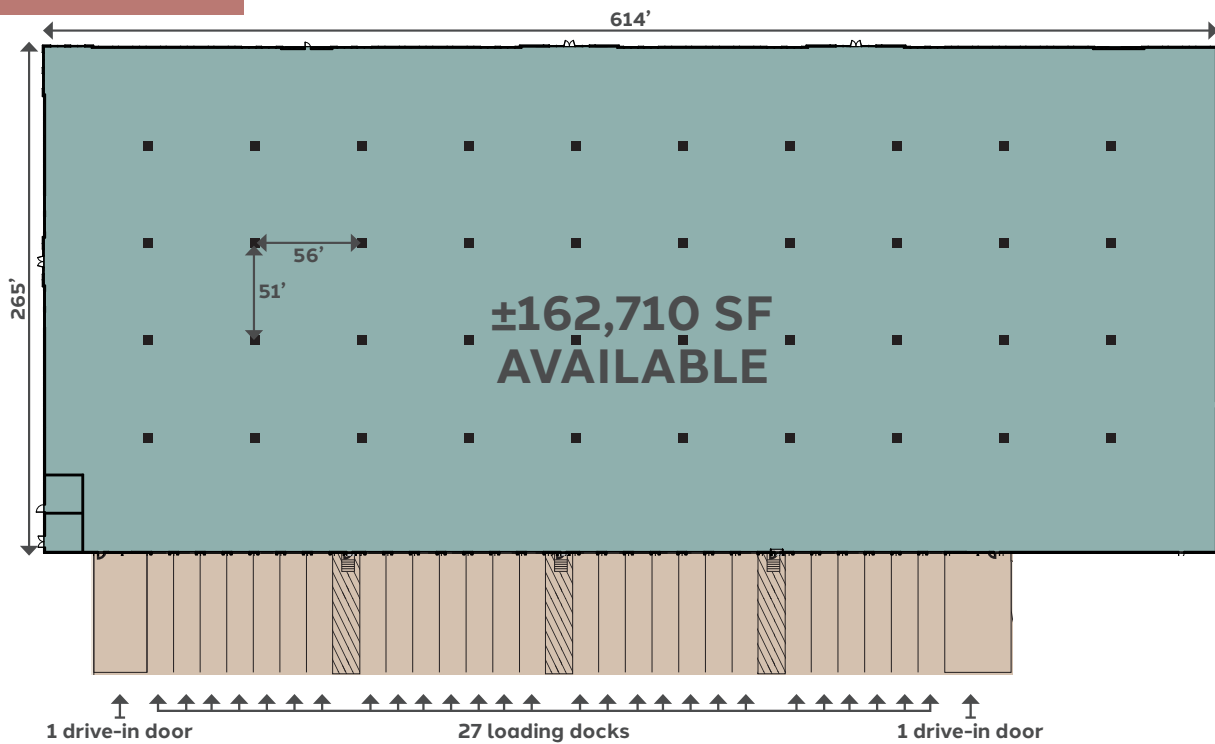
# Site Plan

±162,710 SF



JOHN L. DIETSH BOULEVARD

# Floor Plan





# 15 John L. Dietsch Boulevard

TOWNE  
TAVERN & TAP

shaws

Wendy's

EXIT 7

EXIT 7

152

95

Abolcar

## Distance To

- + Interstate 95: 0.25 miles
- + Interstate 495: 5.0 miles
- + Providence: 14 miles
- + Downtown Boston: 35 miles
- + Worcester: 41 miles

## FOR MORE INFORMATION

**Steve Clancy**  
 Executive Vice President  
 +1 617 633 8083  
 steve.clancy@cbre.com

**Rob Byrne**  
 Executive Vice President  
 +1 617 827 7486  
 robert.byrne1@cbre.com

**Chris Mullen**  
 Senior Vice President  
 +1 781 933 0177  
 chris.mullen2@cbre.com

**Danielle Frisch**  
 Senior Vice President  
 +1 781 964 0575  
 danielle.frisch@cbre.com

**Kendall Lynch**  
 Vice President  
 +1 617 936 2297  
 kendalllynch@cbre.com

**Juliana Fiore**  
 Senior Associate  
 +1 781 801 3423  
 juliana.fiore@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

