



CBRE

THE BRIDGE

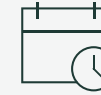
WEST BRIDGEWATER, MASSACHUSETTS

< UP TO ±191,000 SF FOR SALE OR LEASE >

**INDUSTRIAL WAREHOUSE
BUILD TO SUIT OPPORTUNITY**
FLEXIBLE SITE PLAN

OPTION A

TWO ±26,400 SF CONTRACTOR BAYS
& ONE ±138,660 SF WAREHOUSE



SUBDIVISIBLE CONTRACTOR BAYS
DELIVERABLE Q4 2026

SITE OVERVIEW

Land Area	±121 acres
Zoning	Distribution, Life Science, GMP Manufacturing

Impervious Cover	±10.86 acres
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BTS OVERVIEW

Total Building Size	±191,460 SF
Construction	Tilt-up concrete panel
Floor Slab	7"
Fire Protection	ESFR
Lighting	LED
Total Auto Spaces	±334 auto spaces

BUILDING 1

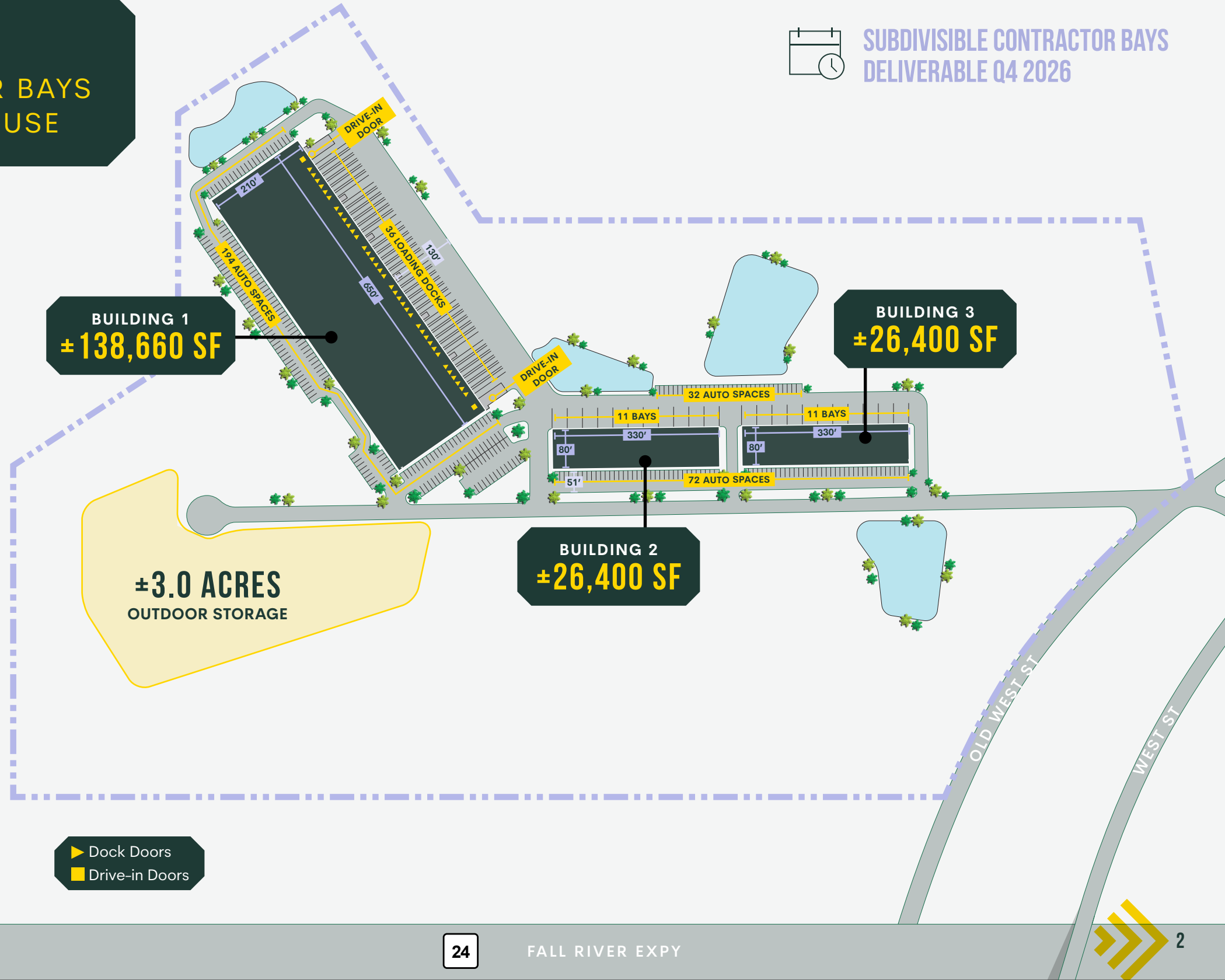
Size	±138,660 SF
Dimensions	650' x 210'
Loading	36 docks, 2 drive-in doors
Truck Bay Depth	130'
Auto Parking	±1.40/1,000 SF (194 spaces)
Clear Height	36' (adjustable)
Column Spacing	52' x 60'
Power	4,000 amps; 480 volt; 3-phase (expandable)

BUILDING 2 & 3

Size	±26,400 SF each
Dimensions	330' x 80'
Loading	11 bays each
Auto Parking	±1.36/1,000 SF (36 spaces each)
Clear Height	24' (adjustable)
Power	2,000 amps; 480 volt; 3-phase (expandable)

UTILITIES

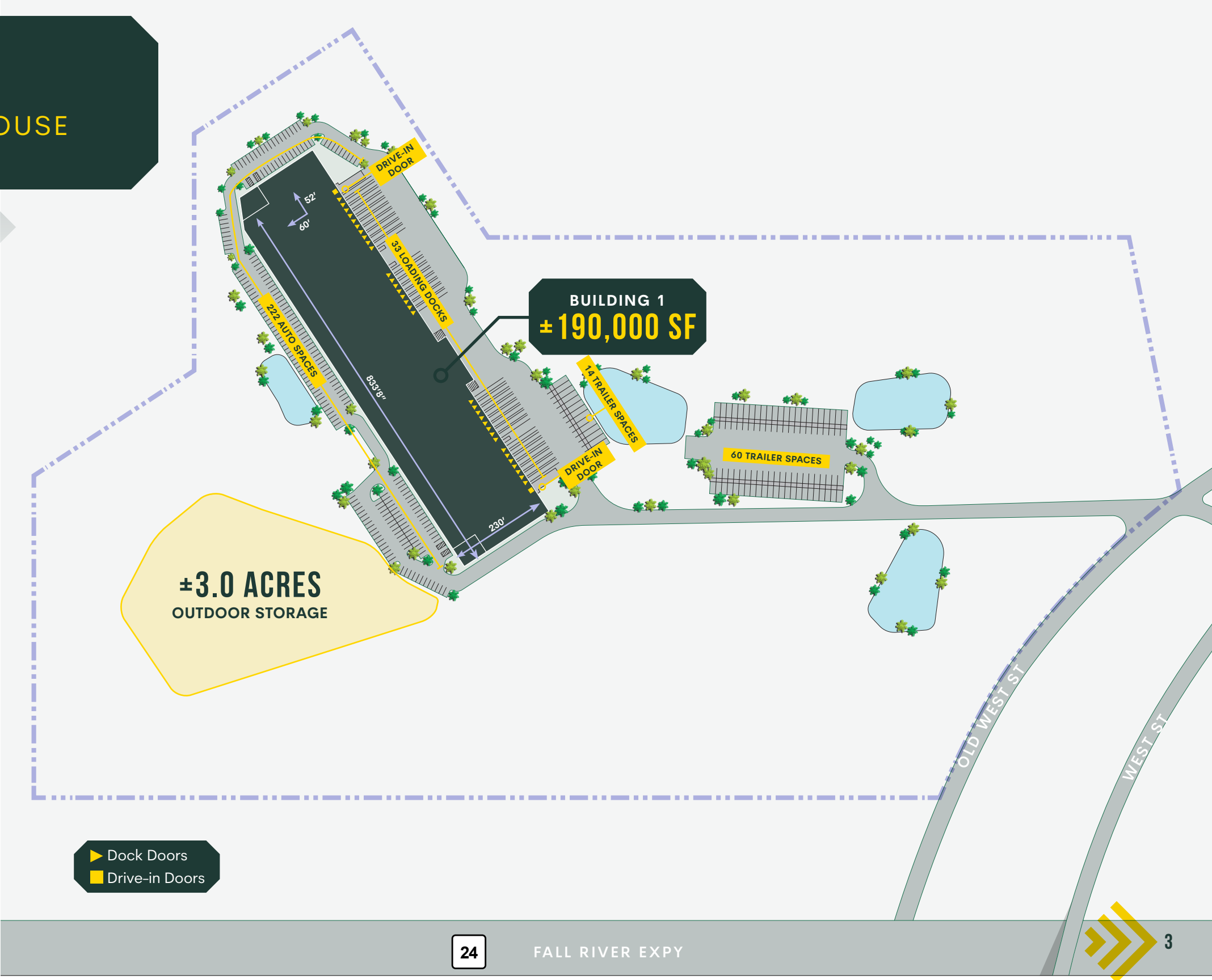
Electric	National Grid
Sewer	Septic
Gas	Eversource
Water	West Bridgewater Water Department



OPTION B

ONE ±190,000 SF WAREHOUSE

SITE OVERVIEW	
Land Area	±121 acres
Zoning	Distribution, Life Science, GMP Manufacturing
Impervious Cover	±10.86 acres
BTS OVERVIEW	
Size	±190,000 SF
Warehouse	±183,000 SF
Office	±5,000 SF
Utility	±2,000 SF
Dimensions	833'8" x 230'
Construction	Tilt-up concrete panel
Floor Slab	7"
Lighting	LED
Loading	33 docks, 2 drive-in doors
Truck Bay Depth	135'
Auto Parking	±1.16/1,000 SF (222 auto spaces)
Trailer Spaces	74 spaces
Clear Height	36' (adjustable)
Column Spacing	52' x 50'; 60' speed bay
Power	4,000 amps; 480 volt; 3-phase (expandable)
UTILITIES	
Electric	National Grid
Sewer	Septic
Gas	Eversource
Water	West Bridgewater Water Department



OPTION C

ONE ±15,000 SF WAREHOUSE AND IOS

SITE OVERVIEW

Land Area	±121 acres
Zoning	Distribution, Life Science, GMP Manufacturing

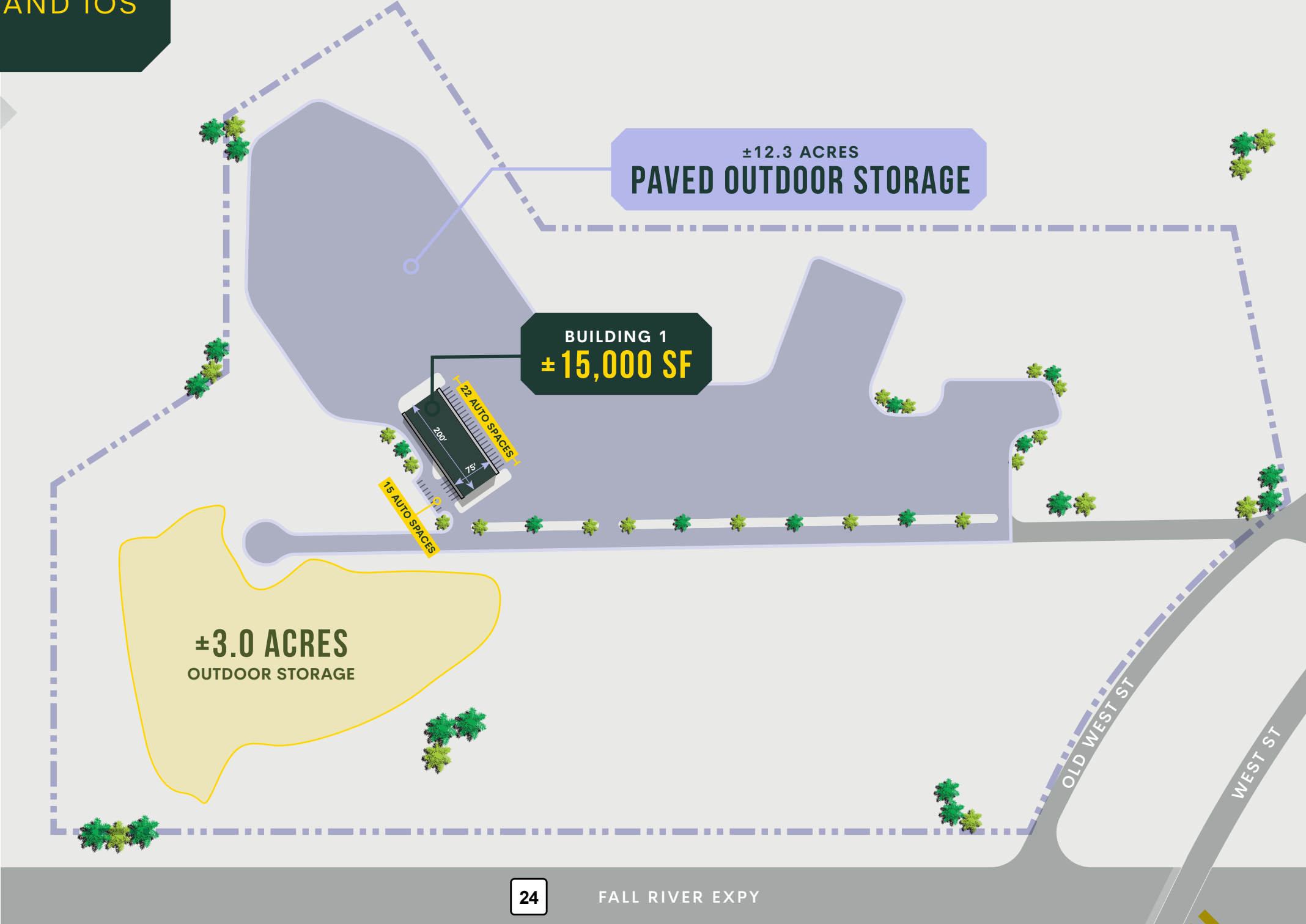
Impervious Cover	±12.30 acres
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BTS OVERVIEW

Size	±15,000 SF
Dimensions	200' x 75'
Construction	Tilt-up concrete panel
Floor Slab	7"
Lighting	LED
Loading	Adjustable
Auto Parking	±2.46/1,000 SF (37 auto spaces)
Clear Height	24' (adjustable)
Power	2,000 amps; 480 volt; 3-phase (expandable)

UTILITIES

Electric	National Grid
Sewer	Septic
Gas	Eversource
Water	West Bridgewater Water Department



PROMINENT CORPORATE NEIGHBORS



CONVENIENT REGIONAL ACCESS

MANCHESTER, NH
94 MILES

MANCHESTER BOSTON
REGIONAL AIRPORT
89 MILES

WORCESTER REGIONAL
AIRPORT
66.1 MILES

WORCESTER, MA
62 MILES

BOSTON LOGAN
INTERNATIONAL AIRPORT
41 MILES

BOSTON, MA
40 MILES

BRADLEY INTERNATIONAL
AIRPORT
126 MILES

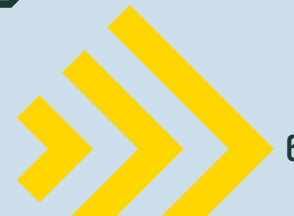
HARTFORD, CT
116 MILES

PROVIDENCE, RI
37 MILES

THE BRIDGE
BRIDGEWATER, MASSACHUSETTS

TAUNTON MUNICIPAL
AIRPORT
5 MILES

T.F. GREEN AIRPORT
46 MILES



THE BRIDGE

WEST BRIDGEWATER, MASSACHUSETTS

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VMD COMPANIES

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