



CBRE

THE BRIDGE

WEST BRIDGEWATER, MASSACHUSETTS

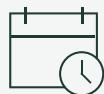
UP TO ±191,000 SF FOR SALE OR LEASE

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



OPTION A

TWO $\pm 26,400$ SF CONTRACTOR BAYS
& ONE $\pm 138,660$ 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

BTS OVERVIEW

Total Building Size $\pm 191,460$ SF

Construction Tilt-up concrete panel

Floor Slab 7"

Fire Protection ESFR

Lighting LED

Total Auto Spaces ± 334 auto spaces

BUILDING 1

Size $\pm 138,660$ SF

Dimensions 650' x 210'

Loading 36 docks, 2 drive-in doors

Truck Bay Depth 130'

Auto Parking $\pm 1.40/1,000$ 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 $\pm 26,400$ SF each

Dimensions 330' x 80'

Loading 11 bays each

Auto Parking $\pm 1.36/1,000$ 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 $\pm 190,000$ SF WAREHOUSE

SITE OVERVIEW	
Land Area	± 121 acres
Zoning	Distribution, Life Science, GMP Manufacturing
Impervious Cover	± 10.86 acres
BTS OVERVIEW	
Size	$\pm 190,000$ SF
Warehouse	$\pm 183,000$ SF
Office	$\pm 5,000$ SF
Utility	$\pm 2,000$ 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	$\pm 1.16/1,000$ 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 \pm 15,000 SF WAREHOUSE AND IOS

SITE OVERVIEW

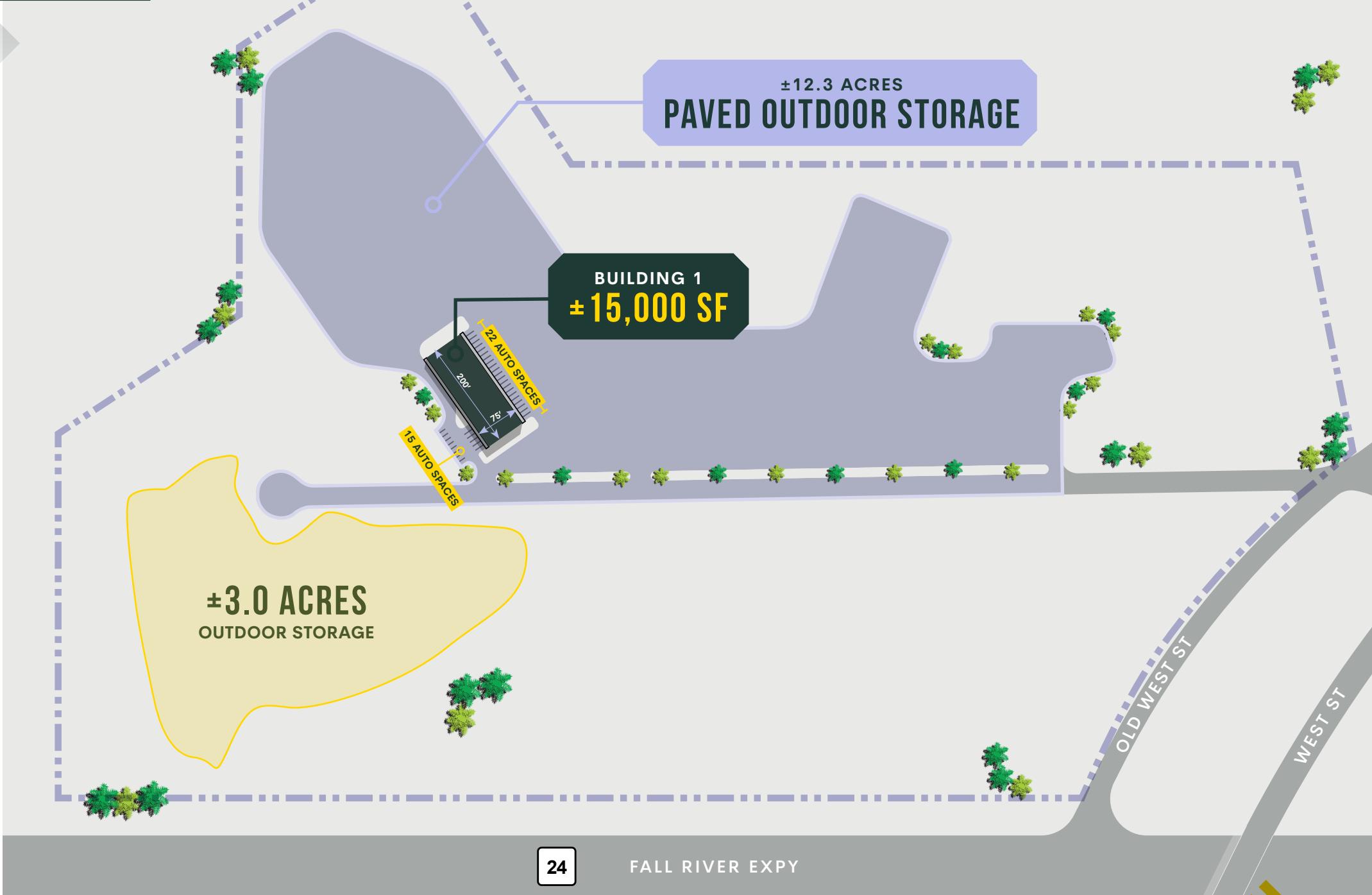
Land Area	\pm 121 acres
Zoning	Distribution, Life Science, GMP Manufacturing
Impervious Cover	\pm 12.30 acres

BTS OVERVIEW

Size	\pm 15,000 SF
Dimensions	200' x 75'
Construction	Tilt-up concrete panel
Floor Slab	7"
Lighting	LED
Loading	Adjustable
Auto Parking	\pm 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



PROMINANT 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

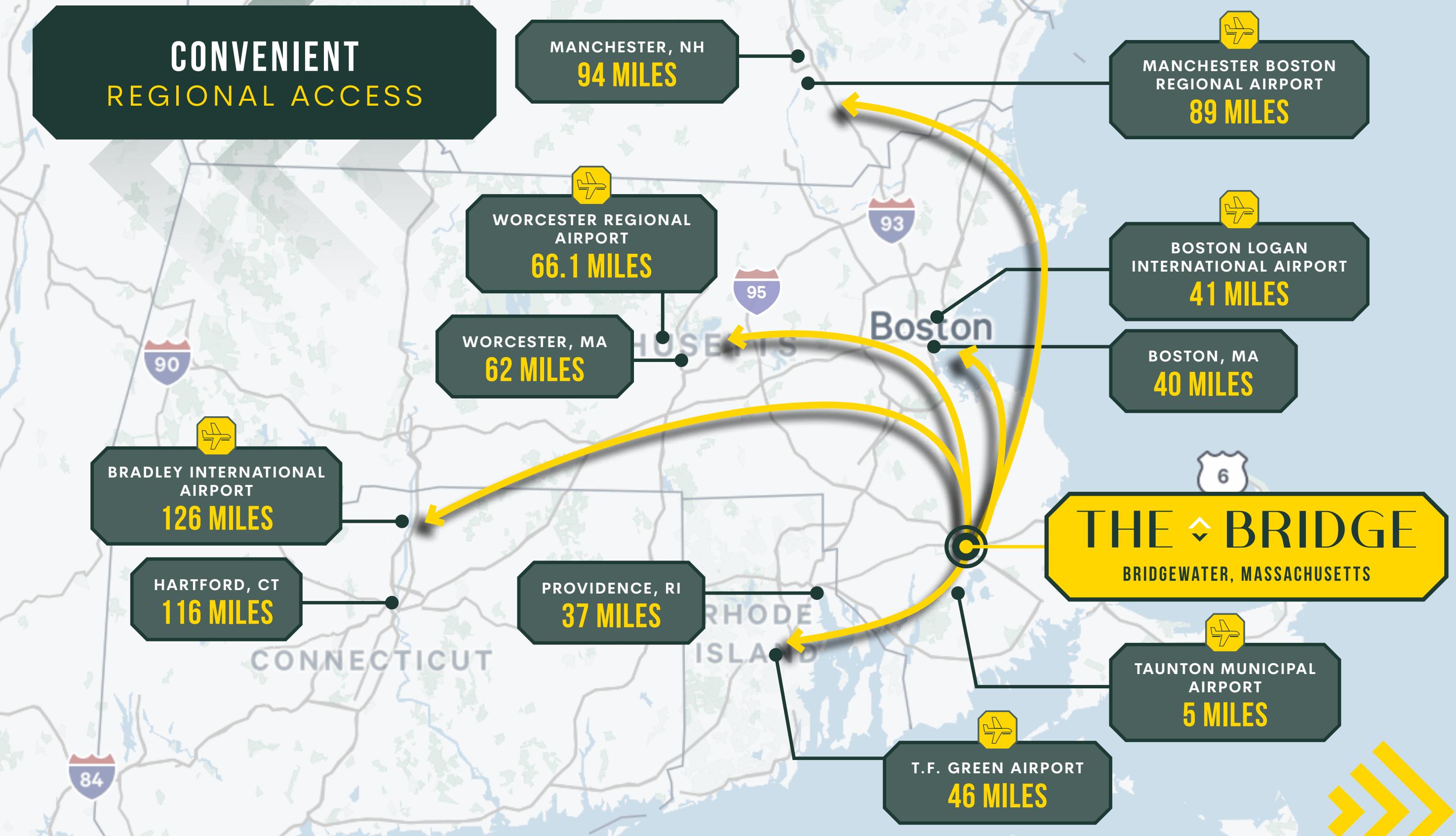
HARTFORD, CT
116 MILES

PROVIDENCE, RI
37 MILES

THE BRIDGE
BRIDGEWATER, MASSACHUSETTS

TAUNTON MUNICIPAL
AIRPORT
5 MILES

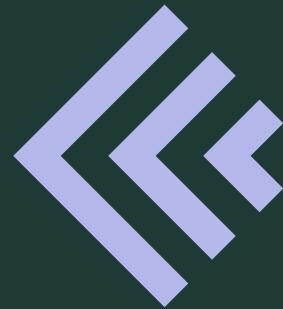
T.F. GREEN AIRPORT
46 MILES



THE BRIDGE

WEST BRIDGEWATER, MASSACHUSETTS

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