



**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

# UNITED LOGISTICS CENTER

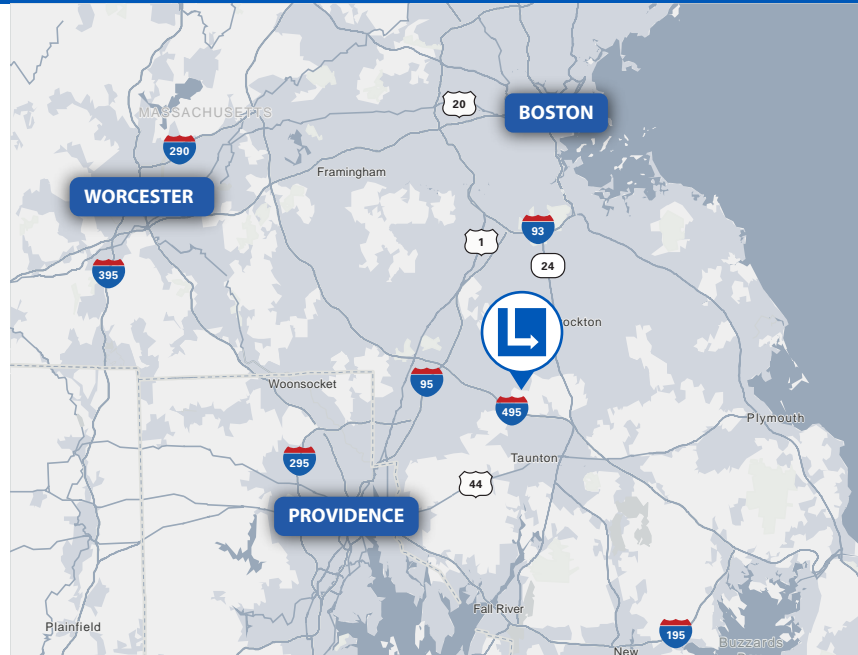
38 & 40 United Drive, West Bridgewater, MA



**312,279 TOTAL SF | 2 BUILDINGS | DELIVERING Q1 2027**

## PROPERTY HIGHLIGHTS

- 38 United Drive: 131,045 SF
- 40 United Drive: 181,234 SF
- Excellent location directly off of Route 24
- Access to I-95, I-93, and I-495
- 29 miles to Boston, MA
- 30 miles to Logan International Airport
- 37 miles to Providence, RI
- 36' clear heights
- Separate ingress / egress for cars and trucks
- Flexible layouts for multiple tenants



**NEWMARK**

**Newmark**

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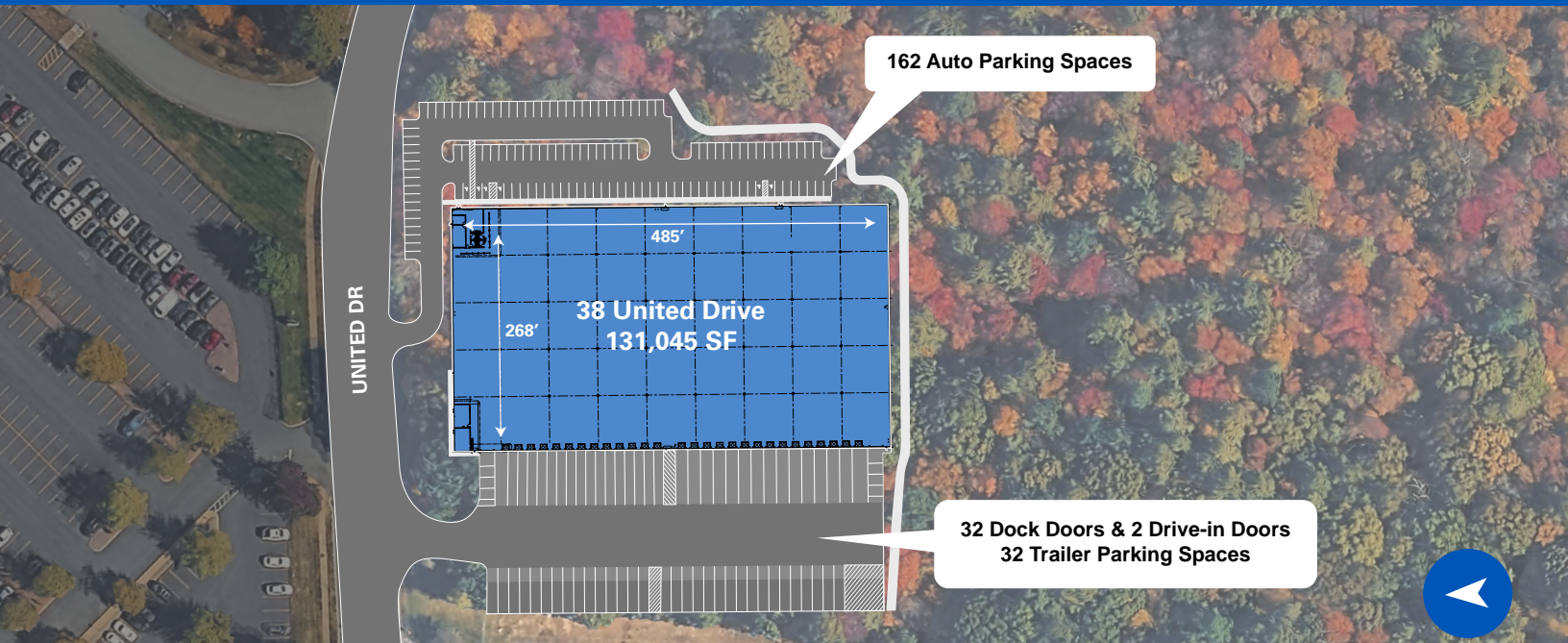
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## 38 UNITED DRIVE | 131,045 SF

<b>Building Size</b>	131,045 SF
<b>Spec Office Size</b>	1,800 SF
<b>Building Dimensions</b>	268' x 485'
<b>Column Spacing</b>	56' x 50'
<b>Speed Bay</b>	60'
<b>Clear Height</b>	36'
<b>Dock Doors</b>	32
<b>Drive-in Doors</b>	2
<b>Truck Court Depth</b>	180'
<b>Auto Parking Spaces</b>	162

<b>Trailer Parking Spaces</b>	32
<b>Roof</b>	60 mil TPO
<b>Lighting</b>	LED
<b>Sprinklers</b>	ESFR
<b>Power</b>	4,000 amps @ 480 v 3p 4w
<b>HVAC</b>	Warehouse: 100% heated with RTU's Office: HVAC as required
<b>Floor Slab</b>	7" Concrete Slab
<b>Utilities</b>	Water & Septic: Town Electric: National Grid Gas: Propane
<b>Registered</b>	LEED Silver

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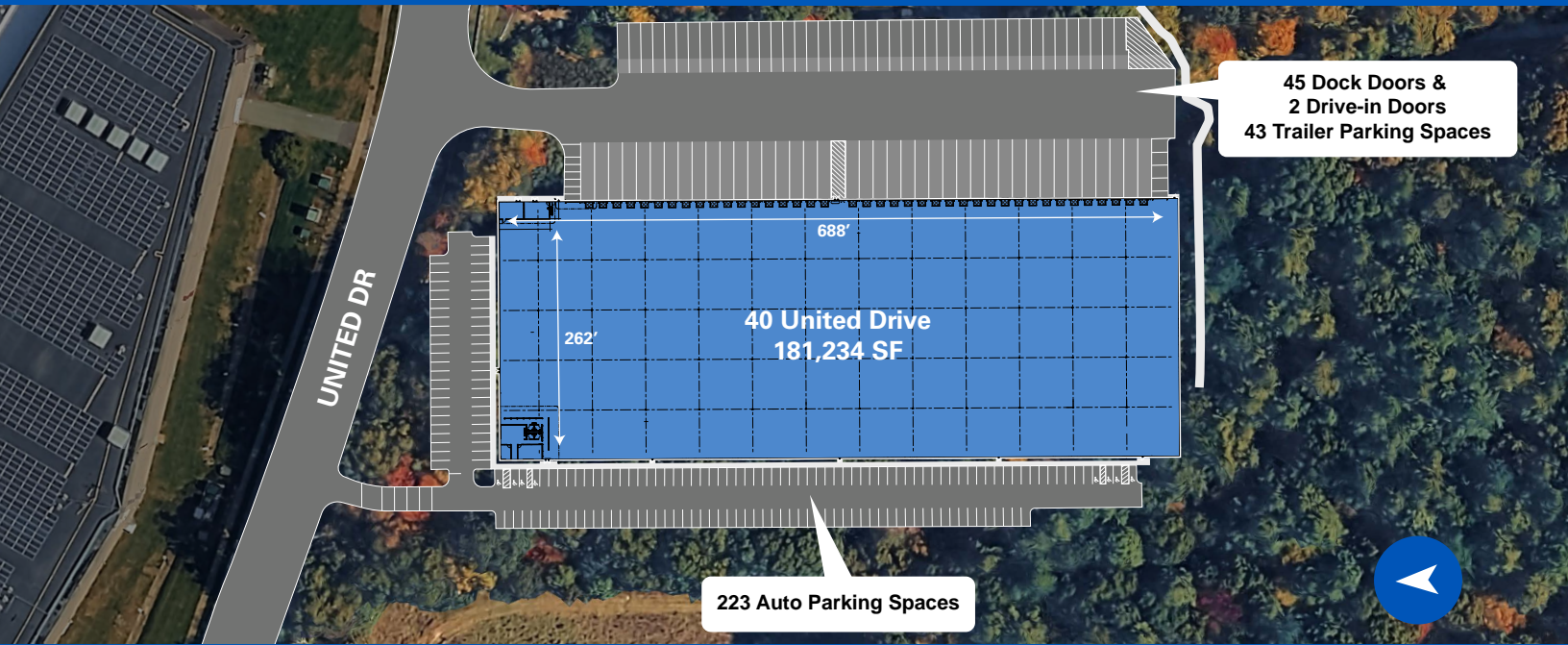
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## 40 UNITED DRIVE | 181,234 SF

<b>Building Size</b>	181,234 SF
<b>Spec Office Size</b>	To Suit
<b>Building Dimensions</b>	262' x 688'
<b>Column Spacing</b>	56' x 50'
<b>Speed Bay</b>	60'
<b>Clear Height</b>	36'
<b>Dock Doors</b>	45
<b>Drive-in Doors</b>	2
<b>Truck Court Depth</b>	180'
<b>Auto Parking Spaces</b>	223

<b>Trailer Parking Spaces</b>	43
<b>Roof</b>	60 mil TPO
<b>Lighting</b>	LED
<b>Sprinklers</b>	ESFR
<b>Power</b>	4,000 amps @ 480 v 3p 4w
<b>HVAC</b>	Warehouse: 100% heated with RTU's Office: HVAC as required
<b>Floor Slab</b>	7" Concrete Slab
<b>Utilities</b>	Water & Septic: Town Electric: National Grid Gas: Propane
<b>Registered</b>	LEED Silver

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- Located directly off of Route 24
- Seamless access to three regional distribution corridors: Interstates 93, 95 (Route 128) and 495
- Central location between two city centers: Boston, Massachusetts and Providence, Rhode Island
- In an established industrial hub that serves as home to a variety of warehouse/distribution users
- Immediate proximity to service-oriented amenities



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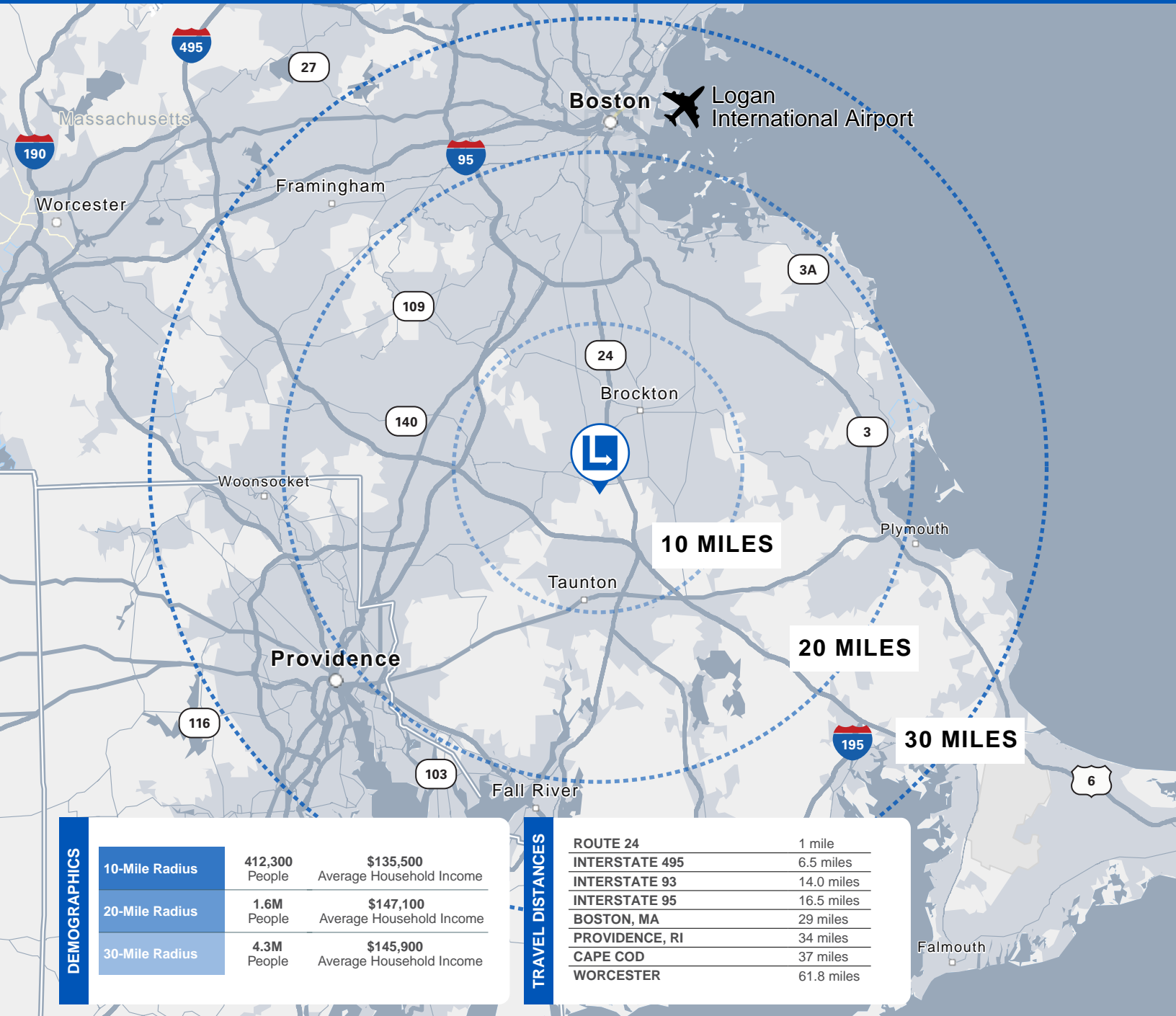
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**DEMOGRAPHICS**

<b>10-Mile Radius</b>	<b>412,300</b> People	<b>\$135,500</b> Average Household Income
<b>20-Mile Radius</b>	<b>1.6M</b> People	<b>\$147,100</b> Average Household Income
<b>30-Mile Radius</b>	<b>4.3M</b> People	<b>\$145,900</b> Average Household Income

**TRAVEL DISTANCES**

<b>ROUTE 24</b>	1 mile
<b>INTERSTATE 495</b>	6.5 miles
<b>INTERSTATE 93</b>	14.0 miles
<b>INTERSTATE 95</b>	16.5 miles
<b>BOSTON, MA</b>	29 miles
<b>PROVIDENCE, RI</b>	34 miles
<b>CAPE COD</b>	37 miles
<b>WORCESTER</b>	61.8 miles

## NEWMARK

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