

INDUSTRIAL PROPERTY FOR LEASE



527 PLEASANT STREET

527 Pleasant Street, Attleboro, MA 02703

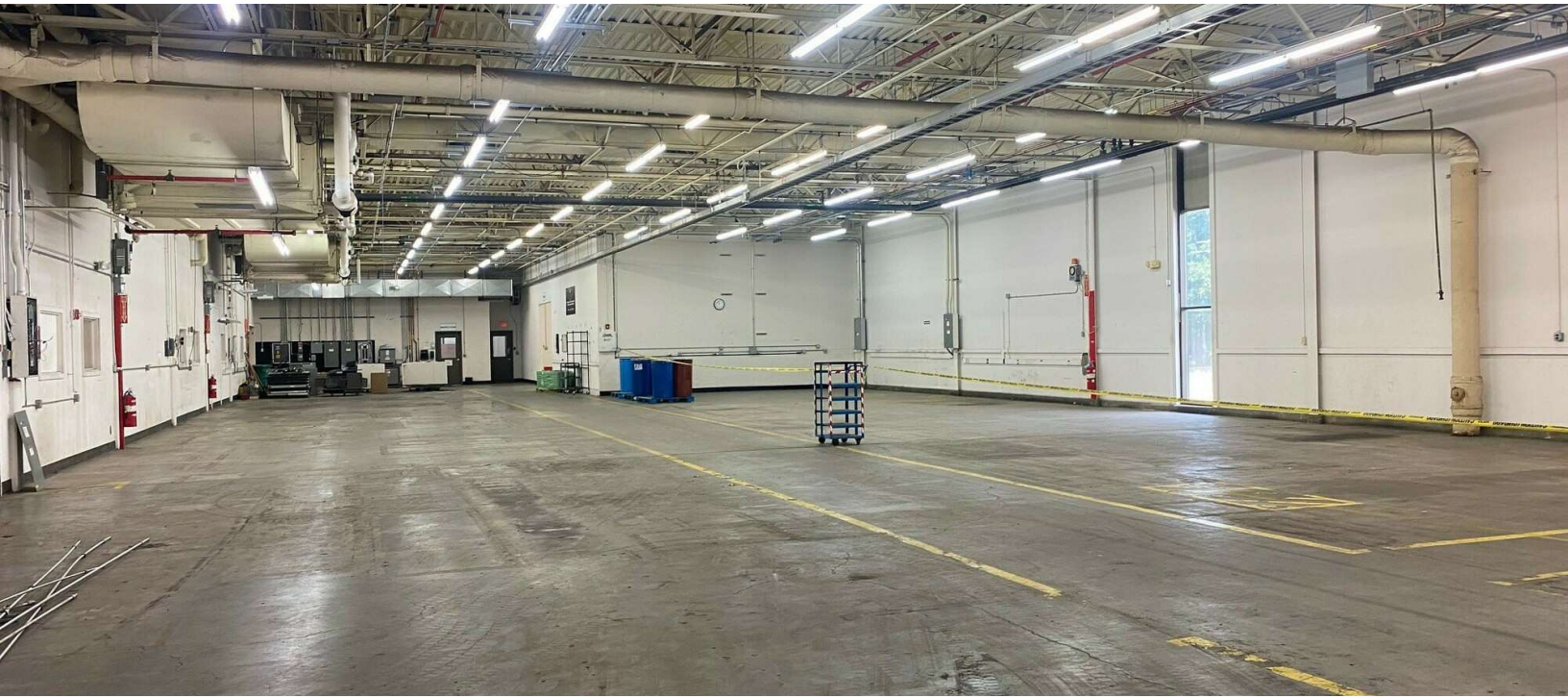
GEORGE PASKALIS, SIOR
Partner
401.751.3200 x3303
george@mgcommercial.com

JULIE FRESHMAN
Vice President
401.751.3200 x3309
julie@mgcommercial.com

LEEDS MITCHELL IV, SIOR
Principal Broker, Partner
401.751.3200 x3307
leeds@mgcommercial.com

MG COMMERCIAL
365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

527 Pleasant Street totals 25,000 - 99,810 SF of manufacturing and warehouse space and is situated on 17 +/- acres. The building is comprised of 16'-22' clear ceiling heights, and 2 existing loading docks with the ability to add multiple loading dock doors. The building boasts up to 5 megawatts of power, 5,160 square feet of office space and rail access.

PROPERTY HIGHLIGHTS

- Up to 25,000 - 99,810 SF Warehouse/Manufacturing Space
- Multiple Dock Door Options
- New TPO Roof
- 5 Megawatts of Power Available
- 16'-22' Clear Ceiling Height
- Convenient Access to I-95/ I-295
- Rail Access

LOCATION DESCRIPTION

Located in the former Texas Instruments Campus, now a mature, multi-tenant, industrial park, the subject property is 3 miles from I-95 and I-295 and just 20 minutes to I-495. Access to major cities, including Providence and Boston are only 25 and 50 minutes respectively. All amenities, including food, banking, conveniences, etc. are located at the gateway to the industrial park.

OFFERING SUMMARY

Lease Rate:	\$9.75 SF/yr (NNN)
Available SF:	25,000 - 99,810 SF
Lot Size:	17 Acres
Building Size:	99,810 SF

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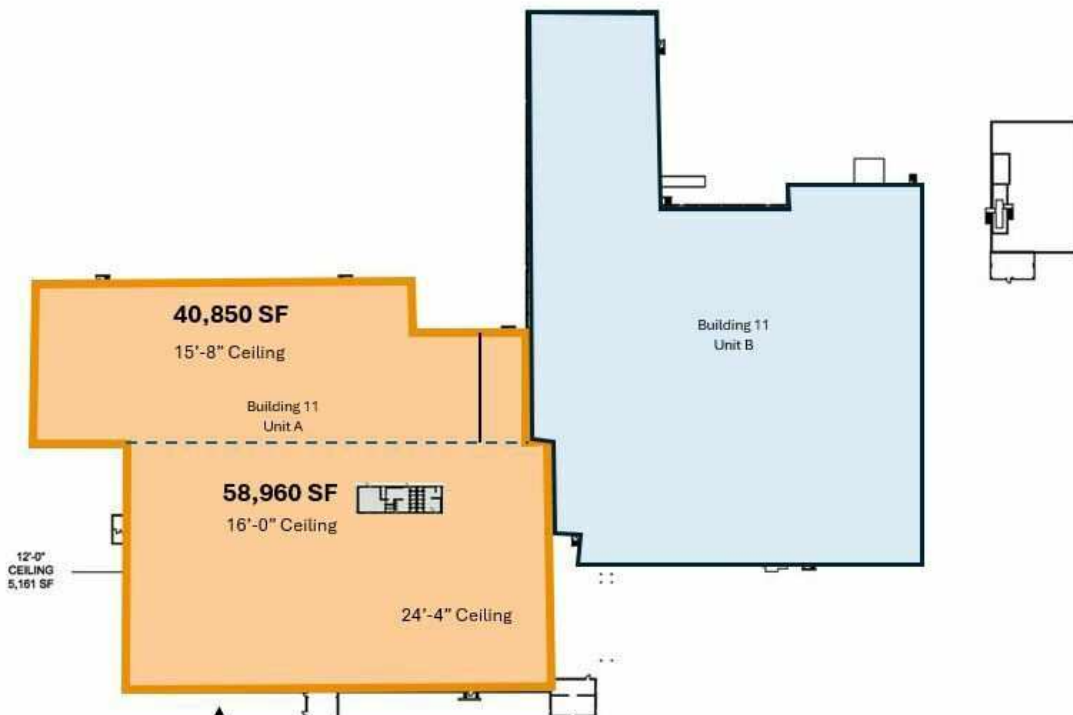
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ADDITIONAL PHOTOS



GEORGE PASKALIS, SIOR
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REGIONAL MAP



GEORGE PASKALIS, SIOR
 Partner
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JULIE FRESHMAN
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 julie@mgcommercial.com

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