

**900**

**BEDFORD  
STREET**

900 BEDFORD ST,  
BRIDGEWATER, MA 02324

**50,000-178,800 SF  
CLASS-A DISTRIBUTION  
FACILITY**

**DELIVERED ✓**

**NEWMARK**

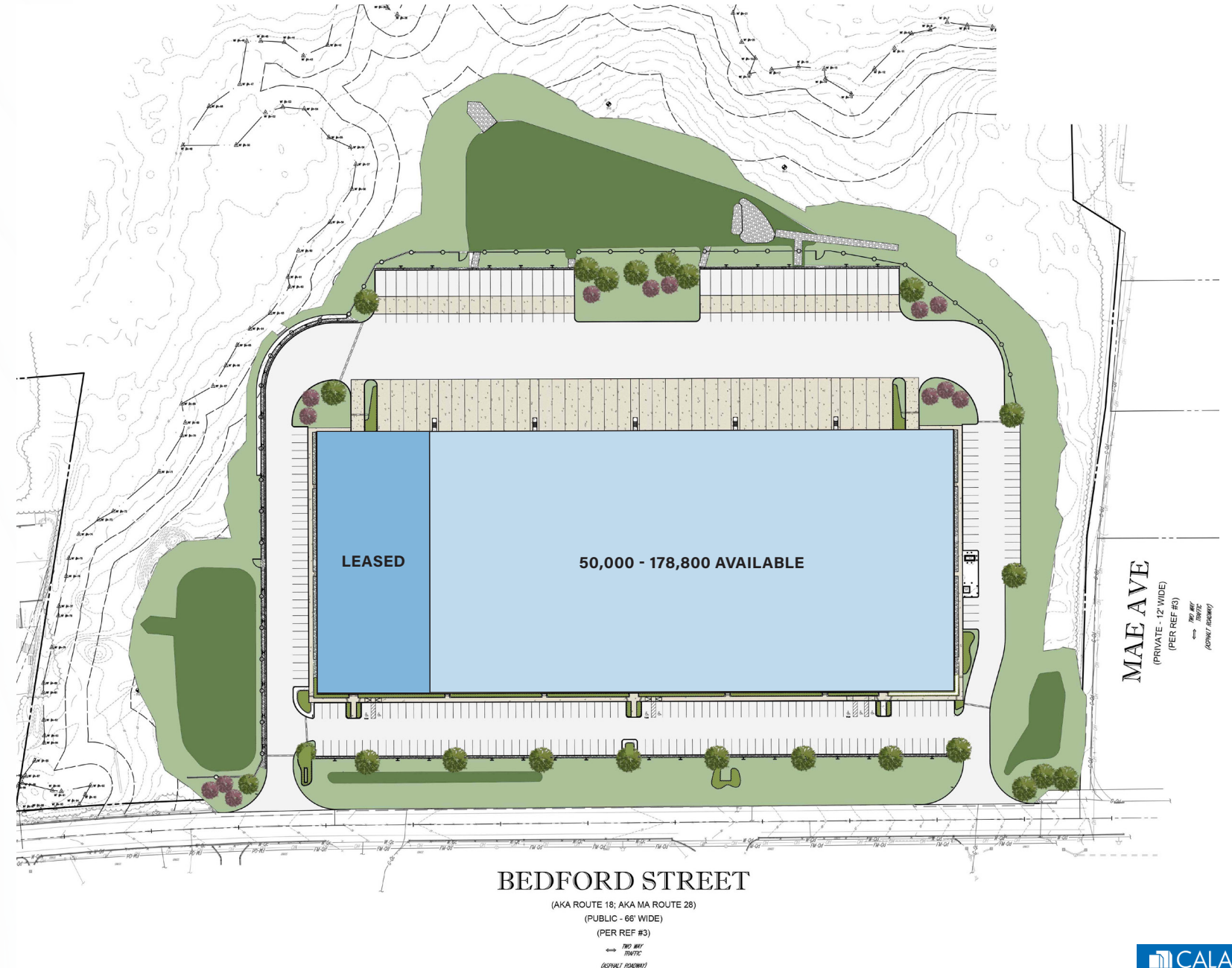
**CALARE**  
PROPERTIES

**FOR LEASE OR SALE**

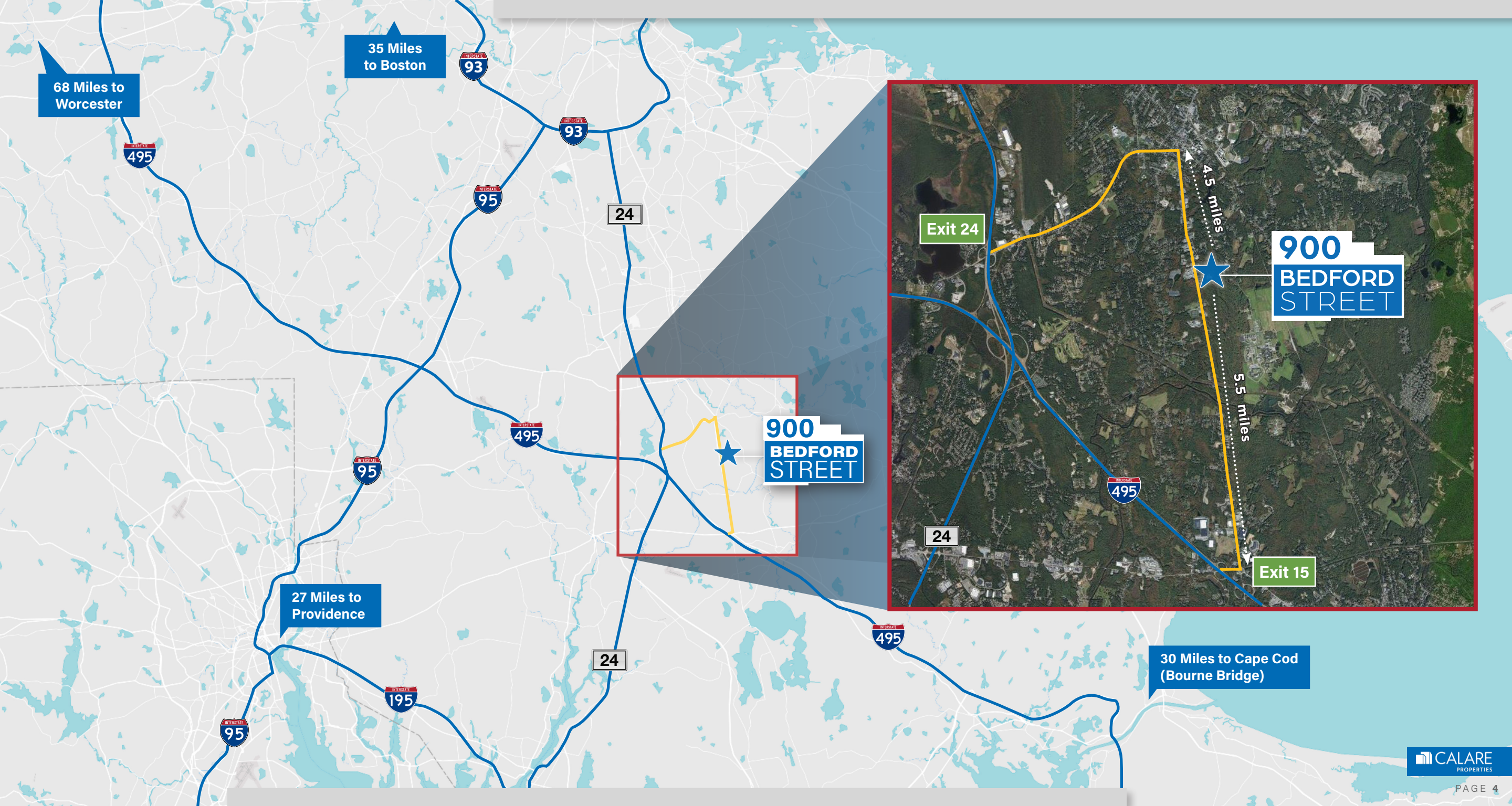


# BUILDING SPECS

<b>Building SF</b>	219,000 SF
<b>Available SF</b>	50,000-178,800 SF
<b>Office SF</b>	BTS
<b>Land Acres</b>	45.6 AC
<b>Clear Height</b>	32'
<b>Column Spacing</b>	48' x 49' 60' x 49' speed bay
<b>Warehouse Depth</b>	300 feet
<b>Warehouse Length</b>	730 feet
<b>Dock Doors</b>	Up to 32
<b>Drive-in Doors</b>	BTS
<b>Truck Court Depth</b>	125 feet
<b>Employee Parking</b>	1/1,000 SF
<b>Trailer Parking</b>	31 spaces
<b>Roof</b>	Rubber membrane
<b>Lighting</b>	LED
<b>Sprinklers</b>	ESFR
<b>HVAC</b>	BTS
<b>Building Power</b>	3,000 AMP, 3-phase, 480-volt
<b>Floor Slab</b>	7" nonreinforced slab
<b>Utilities</b>	Water: City of Bridgewater Gas: Eversource Electric: National Grid Sewer: City of Bridgewater







68 Miles to Worcester

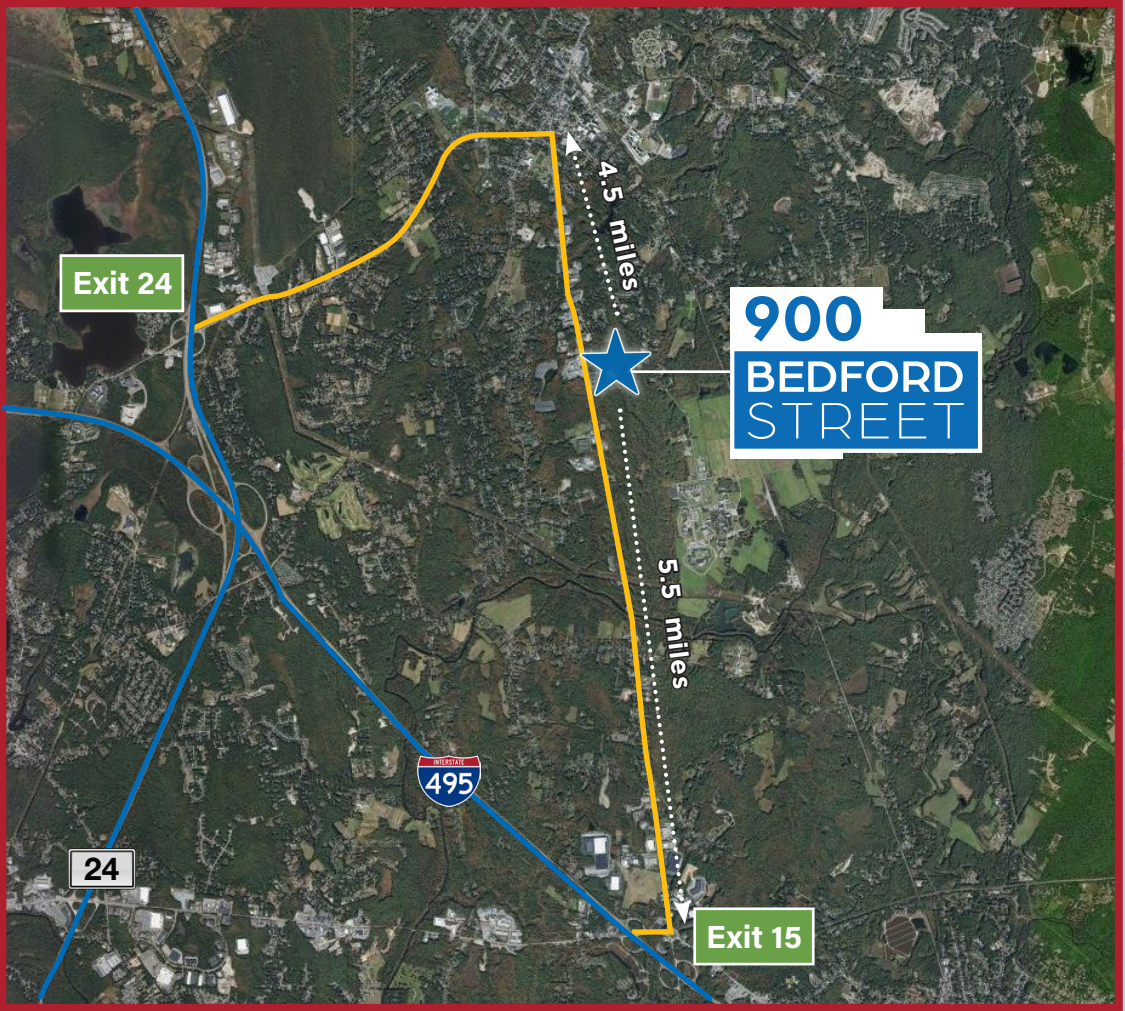
35 Miles to Boston

27 Miles to Providence

30 Miles to Cape Cod (Bourne Bridge)



900 BEDFORD STREET



Exit 24

900 BEDFORD STREET

Exit 15



## CONTACTS

EXECUTIVE MANAGING DIRECTOR  
**RICK SCHUHWERK**

617-863-8533  
rick.schuhwerk@nmrk.com

ASSOCIATE DIRECTOR  
**ALLIE PERCOCO**

617-863-8624  
allie.percoco@nmrk.com

EXECUTIVE MANAGING DIRECTOR  
**ED JAROSZ**

617-863-8529  
ed.jarosz@nmrk.com

ASSOCIATE DIRECTOR  
**MICHAEL MALINCONICO**

617-863-8428  
michael.malinconico@nmrk.com

ASSOCIATE DIRECTOR  
**ALISTAIR MATULE**

617-863-8489.  
alistair.matule@nmrk.com

**900**  
**BEDFORD**  
**STREET**

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.