

FOR SALE OR LEASE

1275
COMMERCE
WAY



±58,600 SF
FULLY PERMITTED DEVELOPMENT OPPORTUNITY

1275 COMMERCE WAY

ATTLEBORO, MASSACHUSETTS

CBRE



MASTER SITE PLAN

±58,600 SF STANDALONE BUILDING



Property Description

CBRE is pleased to present 1275 Commerce Way, a premier development opportunity in Attleboro, MA. Located less than 12 miles from Providence and approximately one mile from I-95, the site offers excellent regional connectivity to Greater Boston and Southern New England. The property is well suited for a variety of industrial users, including manufacturing, R&D, and distribution operations. With a flexible site plan and build-to-suit potential up to ±58,600 SF, users can tailor infrastructure to meet specific operational needs.

Proposed Specifications (Master Site Plan)

TOTAL SF

58,600 SF

BUILDING DEPTH

142'

COLUMN SPACING

50' X 50' WITH 65'
SPEED BAY AT DOCK DOORS

SPEC OFFICE

3,000 SF

BUILDING LENGTH

390'

PARKING

80 SPACES (±1.36/1,000 SF)

POWER

2,000 AMPS

TRUCK APRON DEPTH

150'

LOADING

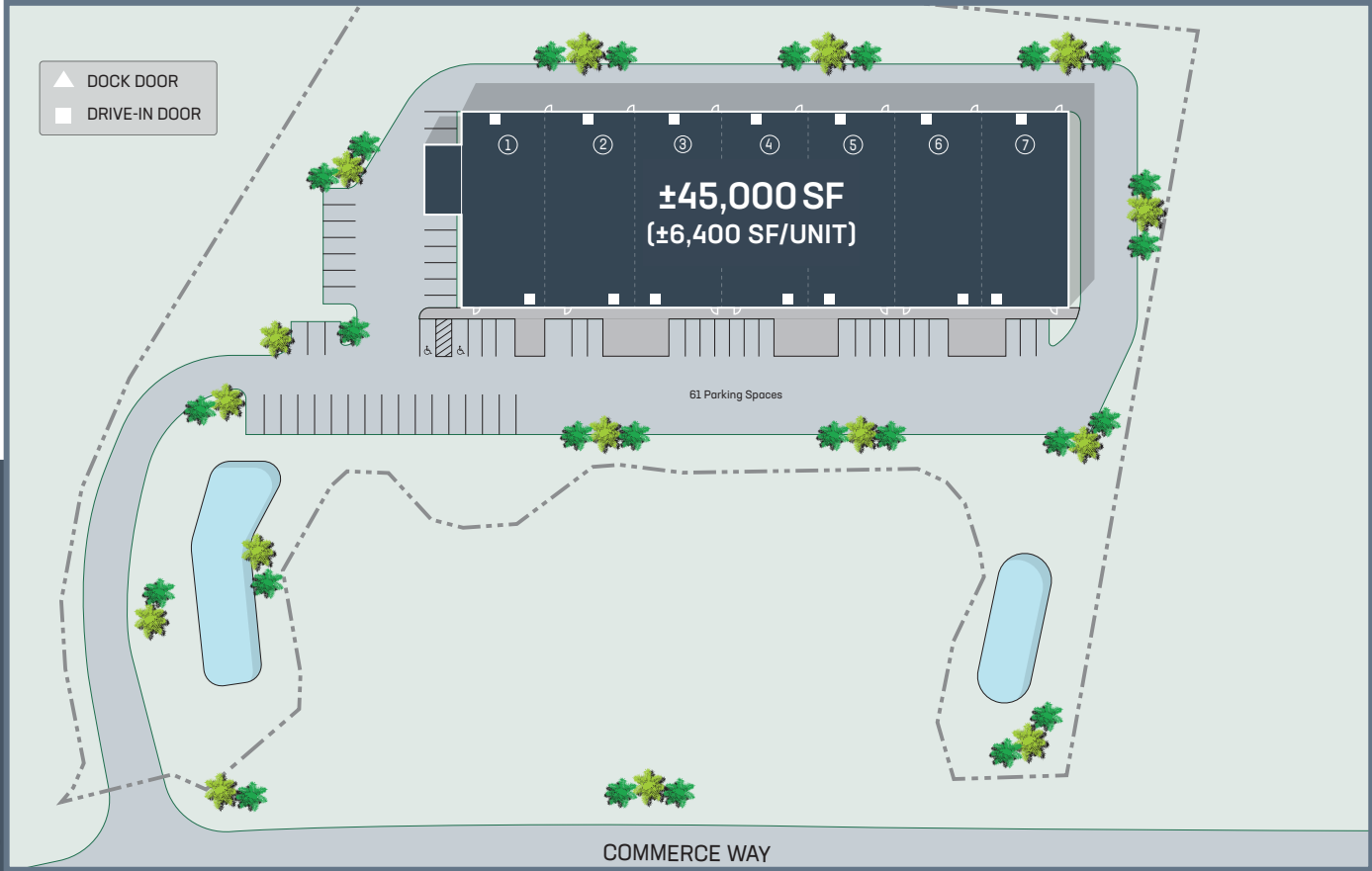
3 LOADING DOCKS

CLEAR HEIGHT

26'

ALTERNATIVE SITE PLAN

±45,000 SF CONTRACTOR BAY | 7 X 6,400 SF UNITS



Proposed Specifications

TOTAL SF
45,000 SF
(6,400 SF PER UNIT)

POWER
2,000 AMPS

CLEAR HEIGHT
26'

PARKING
61 SPACES (±1.35/1,000 SF)

LOADING
14 DRIVE-IN DOORS
2 DRIVE-IN DOORS PER UNIT

UTILITIES

 **Water:**
ATTLEBORO

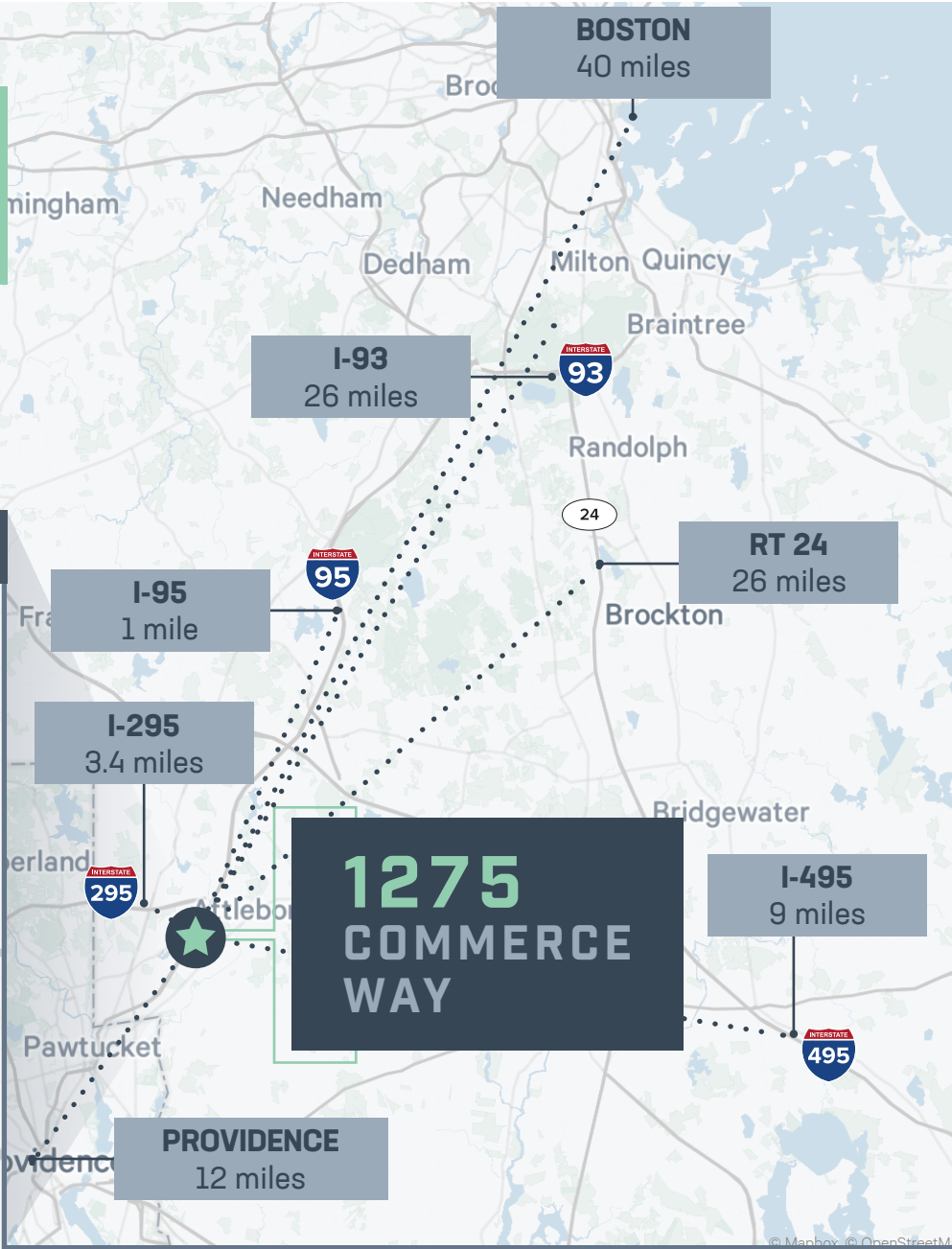
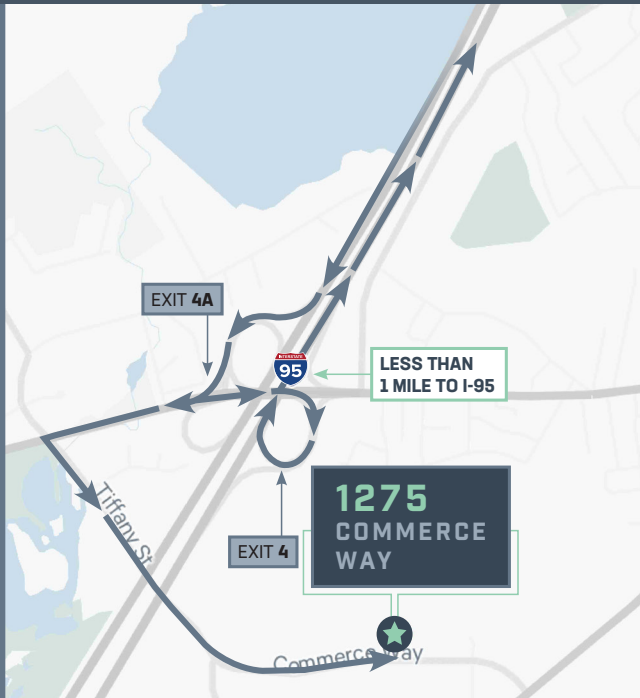
 **Sewer:**
ATTLEBORO

 **Electric:**
NATIONAL GRID

 **Gas:**
EVERSOURCE

REGIONAL ACCESS

HIGHWAY ACCESS



CONTACTS

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