



## 6 Collins Avenue

±26 ACRES

# 6 Collins Avenue

PROPOSED ± 277,850 SF NEW CONSTRUCTION  
±26-ACRES

CBRE

# Property Description

CBRE is pleased to present a unique build to suit opportunity at 6 Collins Avenue, Plymouth Massachusetts, which consists of 26+ acres and over 270,000 SF of industrial development potential. Located within the Plymouth Industrial Park, Collins Ave is a strategic location for industrial and manufacturing companies due to its access to Route 3, Route 44, and I-495, connecting easily to Boston, Cape Cod, and major freight corridors. The area offers a skilled local workforce including nearby vocational and technical schools, business-friendly zoning and potential state and local incentives. It sits within an established industrial ecosystem, allowing for operational synergies, while also offering employees a high quality of life and affordable living.

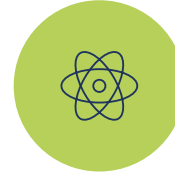
## BUILDING USES:



**E-Commerce/  
Logistics**



**Manufacturing**



**Life Science**



**Cold Storage**

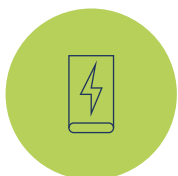


**R&D/Flex**



**Industrial  
Outdoor Storage**

## UTILITIES/PROVIDERS:



**Electrical:  
Eversource**



**Gas:  
Eversource**



**Water/Sewer:  
Town of Plymouth**



# Master Plan

265,000 SF



## BUILDING 1:

- Building Size:  $\pm 60,000$  SF
- Dimensions: 500' x 120'
- Trailer Parking:  $\pm 20$  spaces
- Auto Parking: 100+
- Loading:  $\pm 18$  bays
- Clear Height: Up to 40'
- Power: Ample

## BUILDING 2:

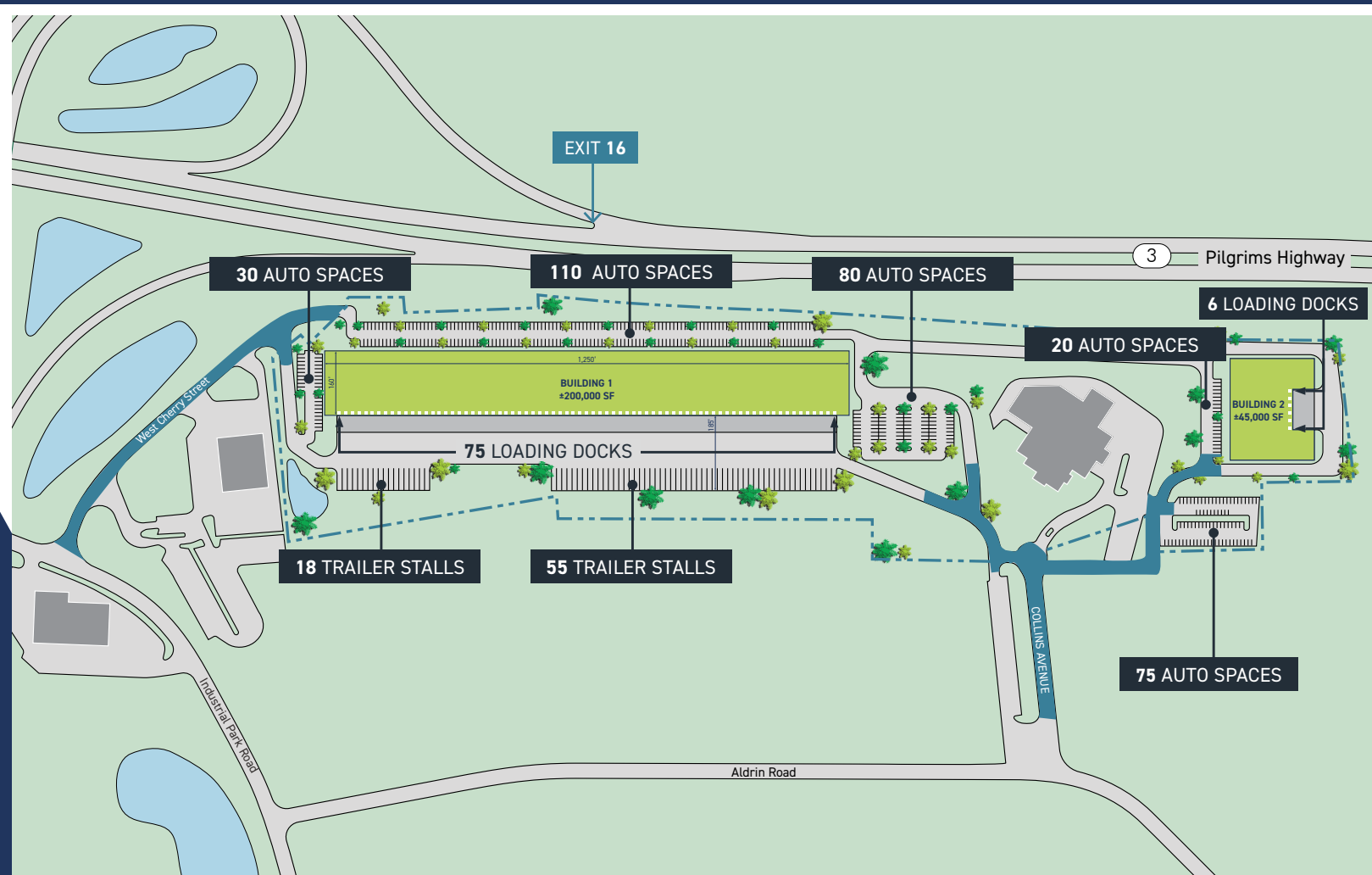
- Building Size:  $\pm 160,000$  SF
- Dimensions: 750' x 220'
- Auto Parking: 160+
- Loading:  $\pm 40$  bays
- Clear Height: Up to 40'
- Power: Ample

## BUILDING 3:

- Building Size:  $\pm 45,000$  SF
- Auto Parking: 95+
- Loading:  $\pm 6$  bays
- Clear Height: Up to 40'
- Power: Ample

# Site Alternative: A

245,000 SF



## BUILDING 1:

- Building Size: ±200,000 SF
- Dimensions: 1250' x 160'
- Auto Parking: 220+
- Trailer Parking: 73 spaces
- Loading: ±75 bays
- Clear Height: Up to 40'
- Office: Build to Suit
- Power: Ample

## BUILDING 2:

- Building Size: ±45,000 SF
- Auto Parking: 95+
- Loading: ±6 bays
- Clear Height: Up to 40'
- Office: Build to Suit
- Power: Ample

# Site Alternative: B

277,850 SF



## BUILDING 1:

- Building Size: ±57,000 SF
- Dimensions: 475' x 120'
- Auto Parking: 80+
- Loading: ±25 bays
- Clear Height: Up to 40'
- Power: Ample

## BUILDING 2:

- Building Size: ±55,850 SF
- Dimensions: 375' x 160'
- Auto Parking: 45+
- Loading: ±9 bays

## BUILDING 3&4:

- Building Size: ±60,000 SF
- Dimensions: 375' x 120'
- Auto Parking: 80+
- Loading: ±9 bays
- Clear Height: Up to 40'
- Power: Ample

## BUILDING 5:

- Building Size: ±45,000 SF
- Auto Parking: 95+
- Loading: ±6 bays
- Clear Height: Up to 40'
- Power: Ample

## PRIME LOCATION WITH TREMENDOUS ACCESSIBILITY:

At the intersection of Route-3 and  
Route-44

Site has dual access from W Cherry  
Street and Collins Ave.

## Highway Access



### ROUTE 3

Less Than 1 Mile



### ROUTE 44

Less Than 1 Mile



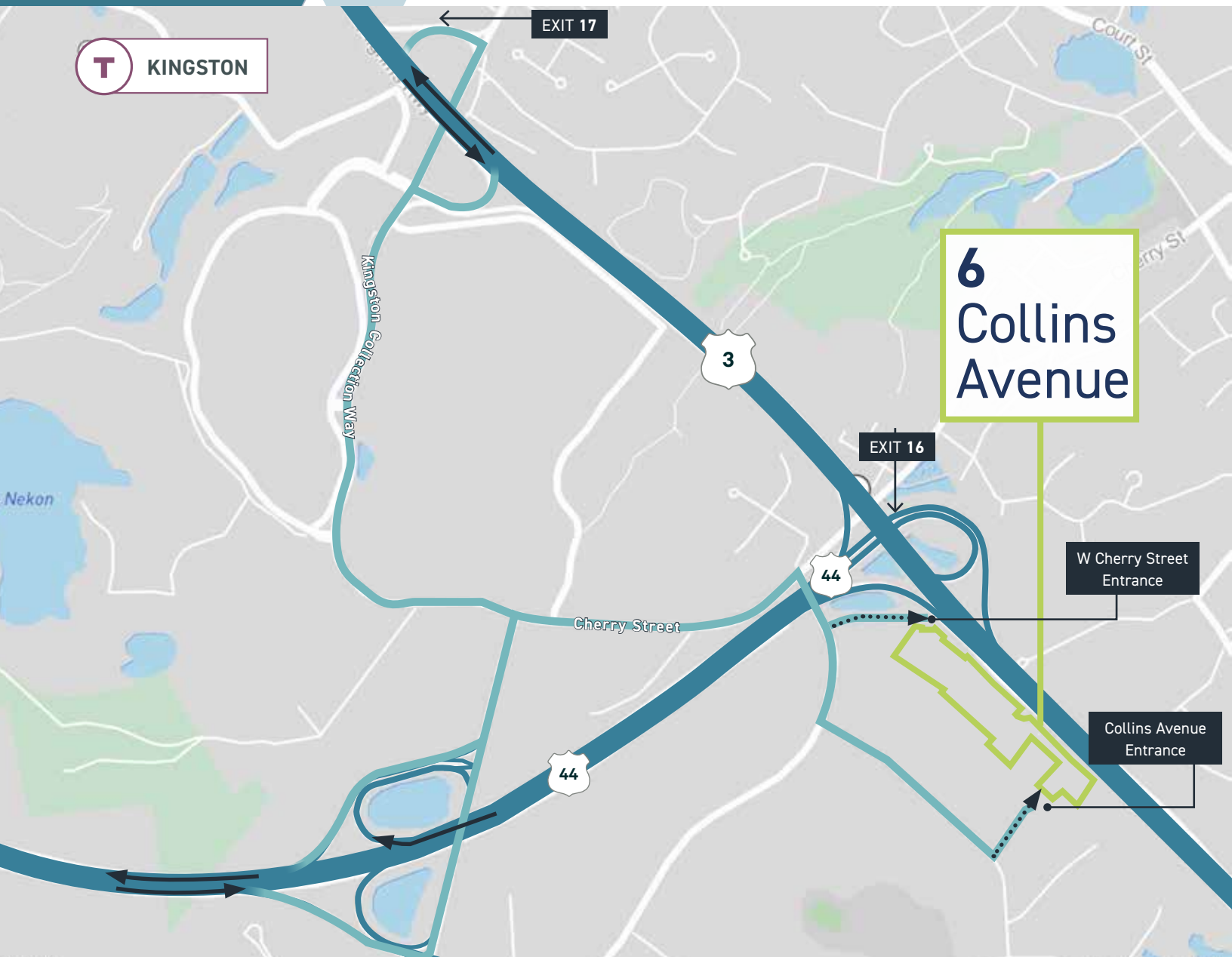
### I-495

14.3 Miles



### ROUTE 24

17 Miles



# Convenient Regional Access

## POPULATION, EDUCATION & EMPLOYMENT STATISTICS

### 30 MINUTE DRIVE

**295K**  
population within 30 Minutes

**78%**  
of adult population has earned a High School Diploma/GED, Some College, an Associate's Degree, or Bachelor's Degree

**8K**  
population employed in transportation and material moving occupations

**11K**  
population employed in the manufacturing industry\*\*

### 45 MINUTE DRIVE

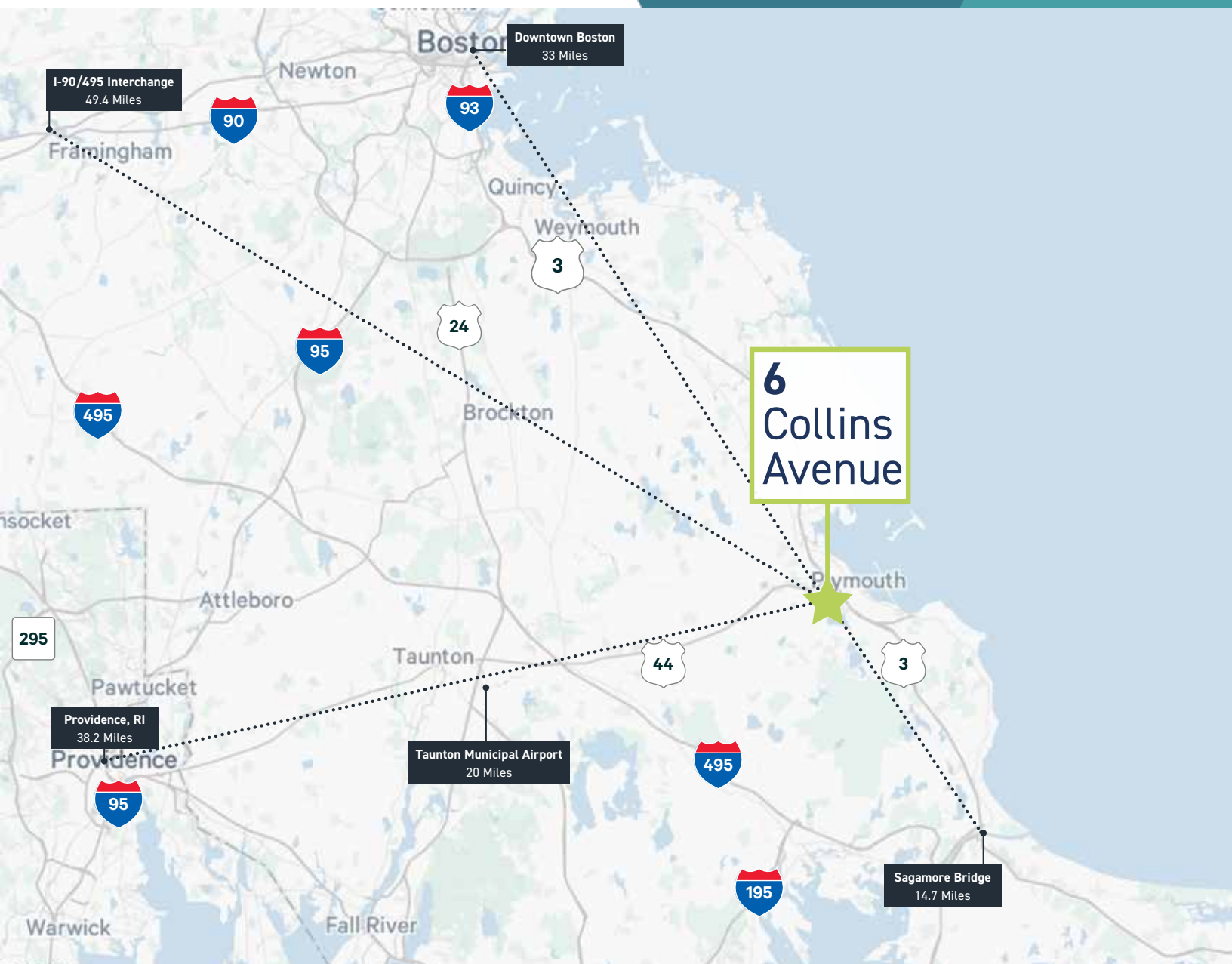
**1.3M**  
population within 45 Minutes

**75%**  
of adult population has earned a High School Diploma/GED, Some College, an Associate's Degree, or Bachelor's Degree

**44K**  
population employed in transportation and material moving occupations

**48K**  
population employed in the manufacturing industry\*\*

\*\*Manufacturing industry includes NAICS Codes 31-33, which includes advanced manufacturing industries.





# Prominent Corporate Neighbors & Amenities



## CONTACT US

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