

**HIGH BAY WAREHOUSE**

**NEW CONSTRUCTION | FULLY ENTITLED 60,000± SF**

**306 MAPLE STREET  
BELLINGHAM, MA**

Rendering: Subject to Change

**FOR LEASE | 20,000 to 60,000± SF**

**NAI** Parsons Commercial  
Group Boston

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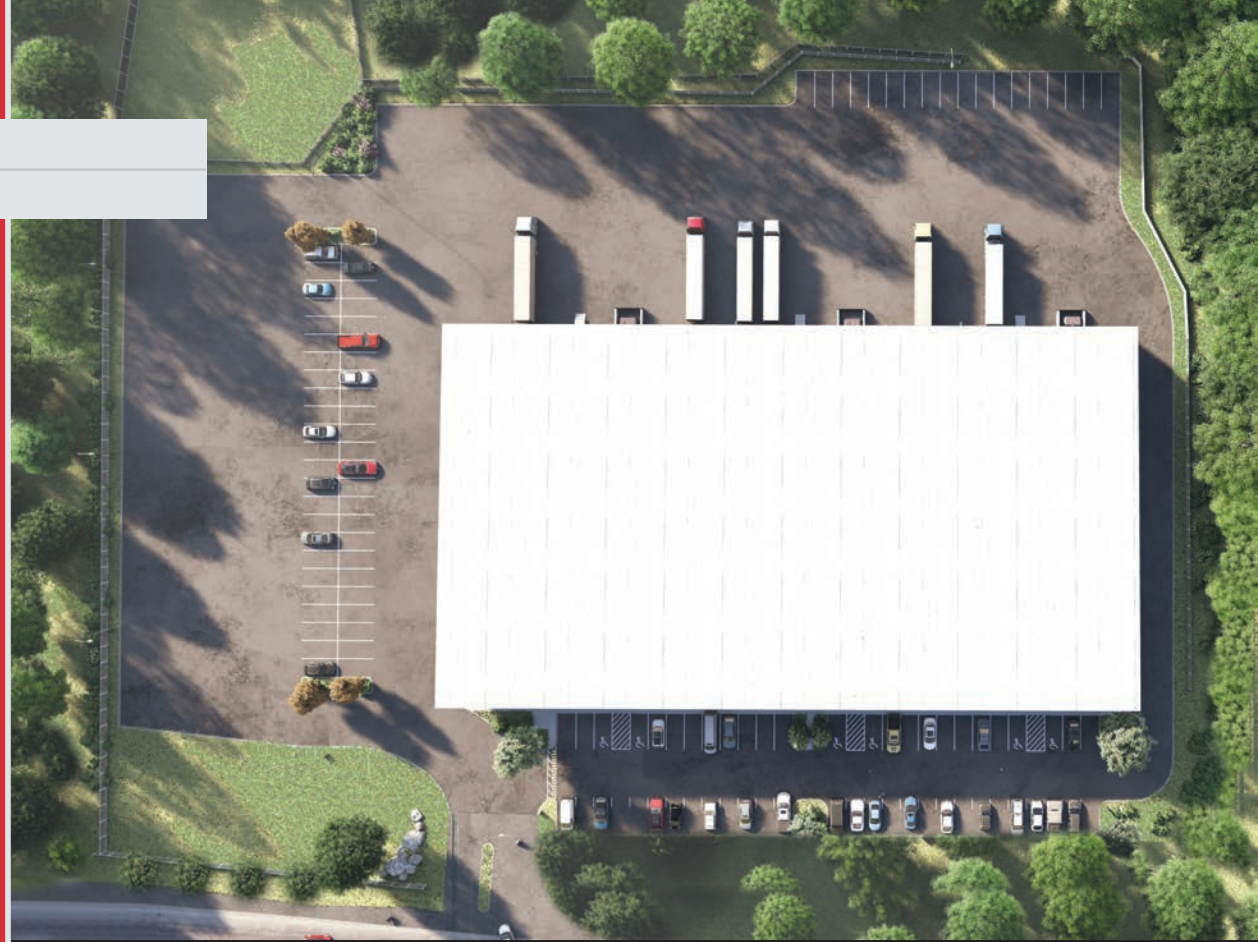
## PROPERTY OVERVIEW

NAI Parsons Commercial Group - Boston is pleased to offer up to ±60,000 SF of new high-bay warehouse space for lease at **306 Maple Street** in Bellingham, Massachusetts. This single-story building will feature 28'-35' ceiling heights and 12 tailboard loading docks.

Conveniently located 2.5 miles from Interstate 495, 306 Maple Street provides seamless access to the region's major distribution corridors, including I-90 [Massachusetts Turnpike] and I-95 [Route 128], ensuring efficient connectivity to key population centers across New England. The property is also less than 1 mile from the MBTA commuter rail Franklin Forge Park Station, which offers direct access to Downtown Boston.

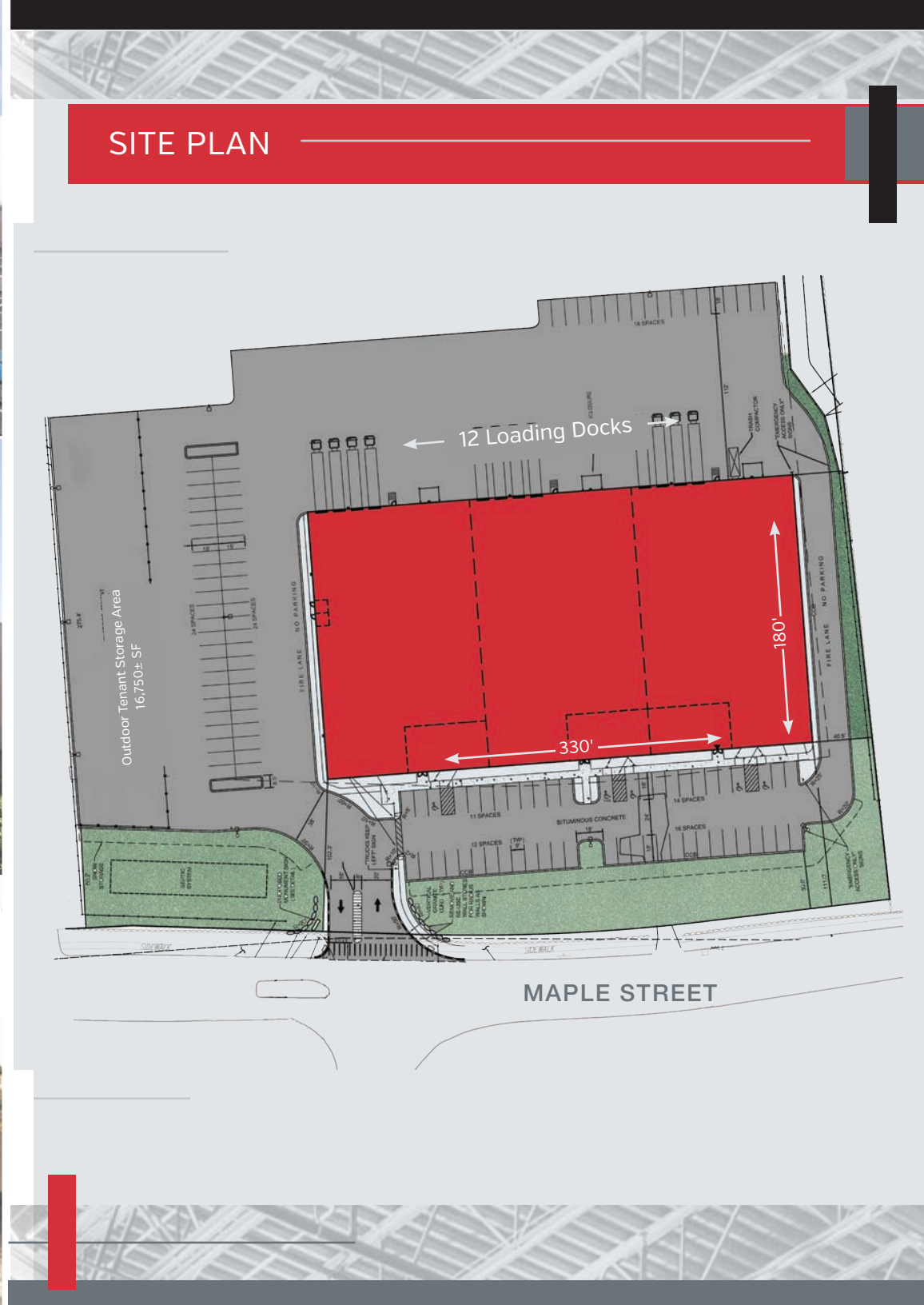
Situated in a rapidly developing industrial corridor bordering Franklin, MA, the property fronts Maple Street and is directly across from the Campanelli Business Park of Bellingham, a 427,500 SF Class A industrial warehouse park. This business park is home to one of Amazon's busiest hubs, along with 7-Eleven's distribution provider Genesis Logistics, Inc., and S-L Distribution Company, a wholesale distributor of snack food products. Other notable companies in the area include: Best Buy Distribution, Dunkin' Donuts' Northeast Distribution Center, Victory Packaging, BlueLinx, Lindenmeyr Munroe Paper Distributor and many others.

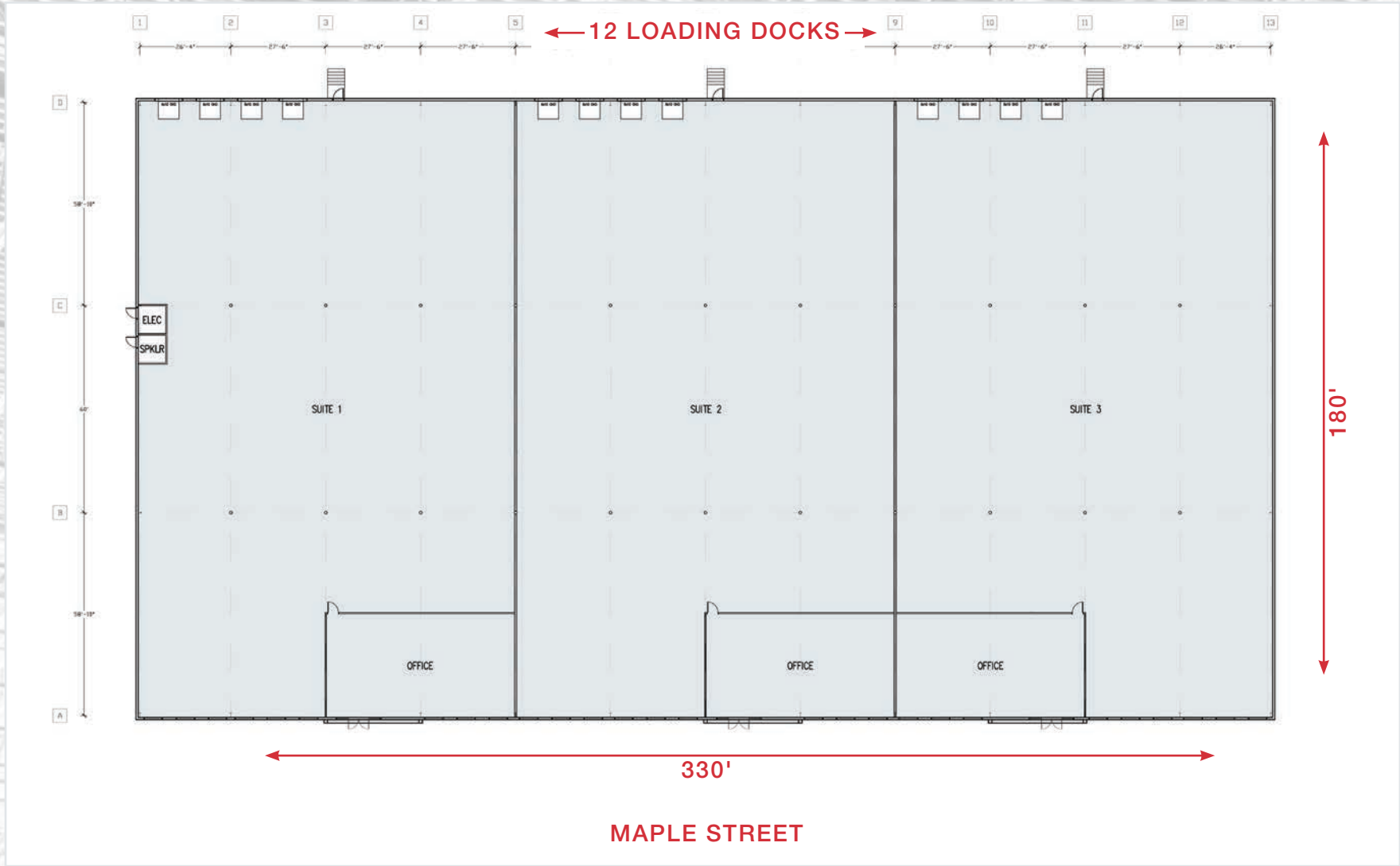
Additionally, a wide variety of restaurants and shopping amenities are located just moments away along Routes 126 and 140.



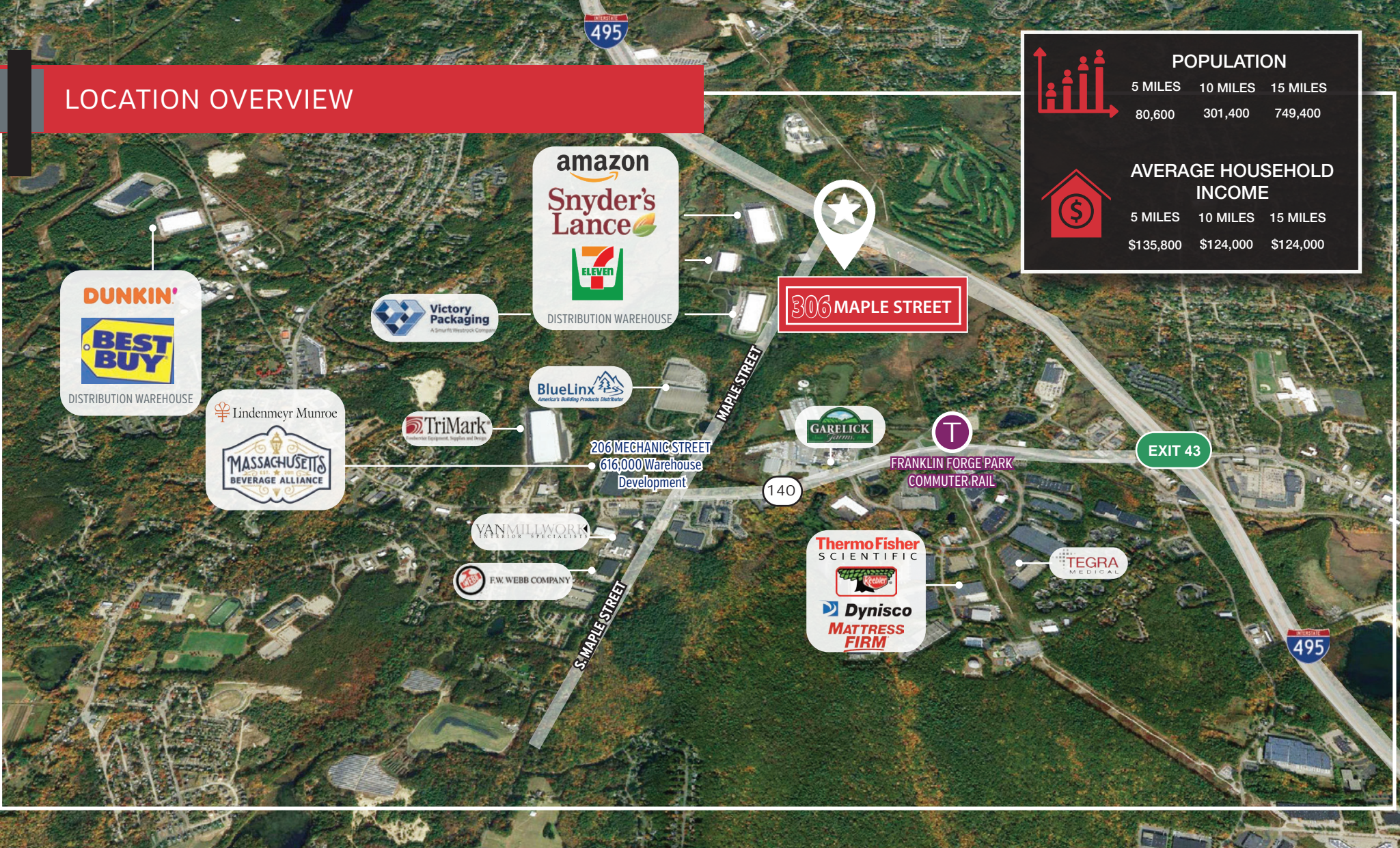
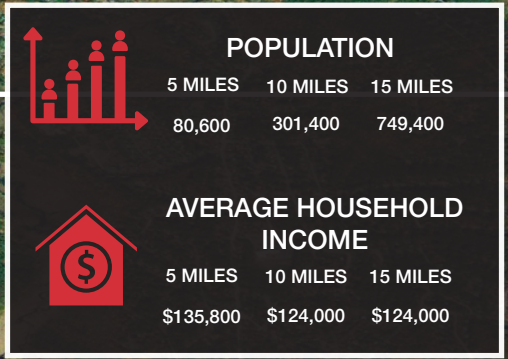
## BUILDING SPECIFICATIONS

<b>Building Size:</b>	59,400± SF	<b>Roof:</b>	Standing Seam Sloped
<b>Lot Size:</b>	11.508± acres	<b>Floor:</b>	6" slab
<b>Clear Height:</b>	28' - 35' [center]	<b>Power:</b>	3 Phase/480 Volt
<b>Building Dimensions:</b>	330' x 180'	<b>Fire Protection:</b>	ESFR Sprinklers
<b>Column Spacing:</b>	60' x 27'6"	<b>Lighting:</b>	LED
<b>Tailboard Docks:</b>	12	<b>Utilities:</b>	Water - Town of Bellingham Sewer - Private Septic Electric - National Grid Gas - Eversource
<b>Drive-In Doors:</b>	3 Available		
<b>Car Parking:</b>	119 spaces (2/1,000 SF)		





# LOCATION OVERVIEW



DISTANCE TO:

0.8 mi.  
MBTA STATION

2.5 mi.  
I-495

12.6 mi.  
I-95

15 mi.  
I-90

31 mi.  
PROVIDENCE

33 mi.  
WORCESTER

37 mi.  
BOSTON

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**FOR MORE INFORMATION, PLEASE CONTACT US:**

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