

# 81 COMMERCE DRIVE

FALL RIVER



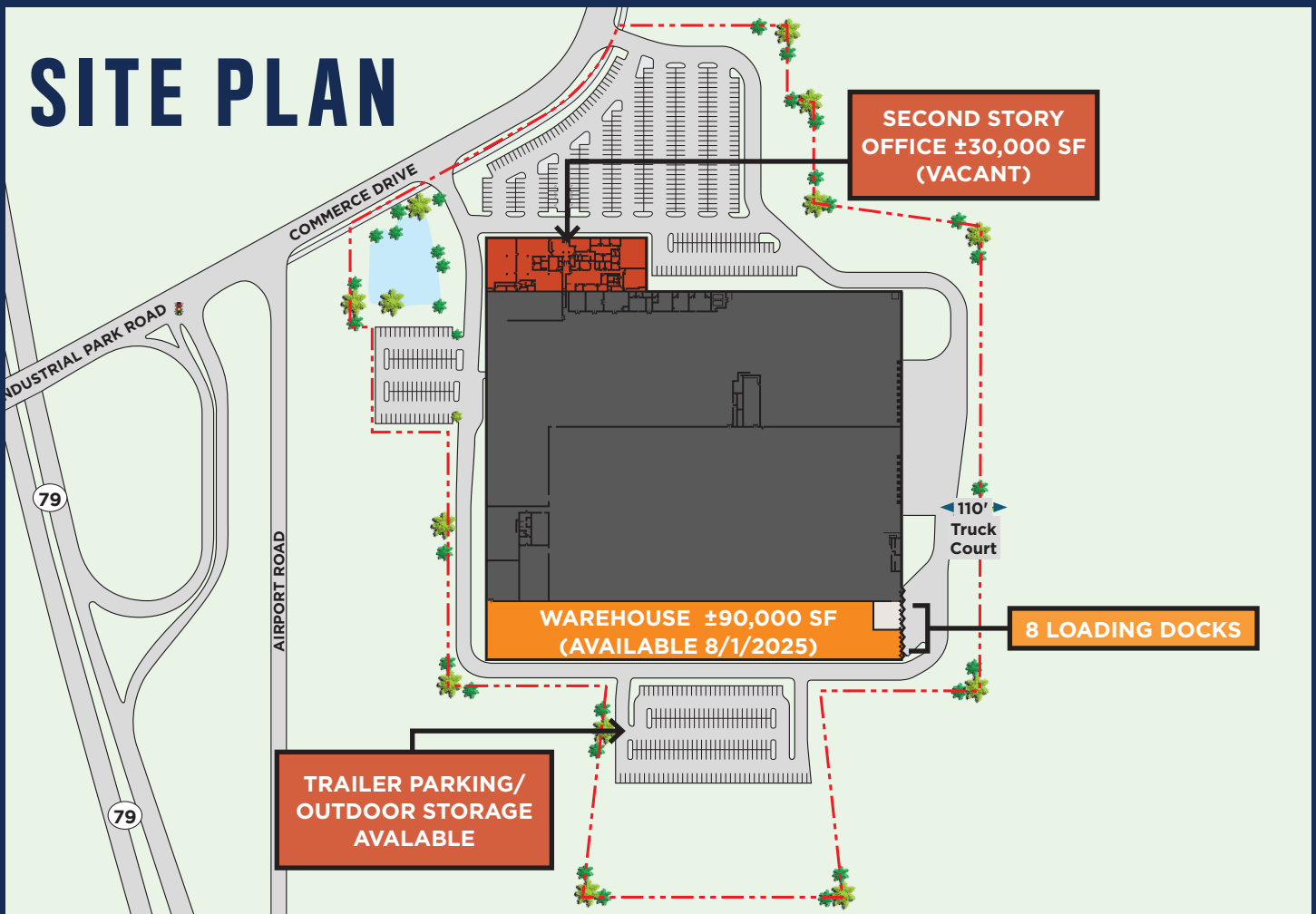
±120,000 SF OF INDUSTRIAL/OFFICE  
SPACE FOR LEASE



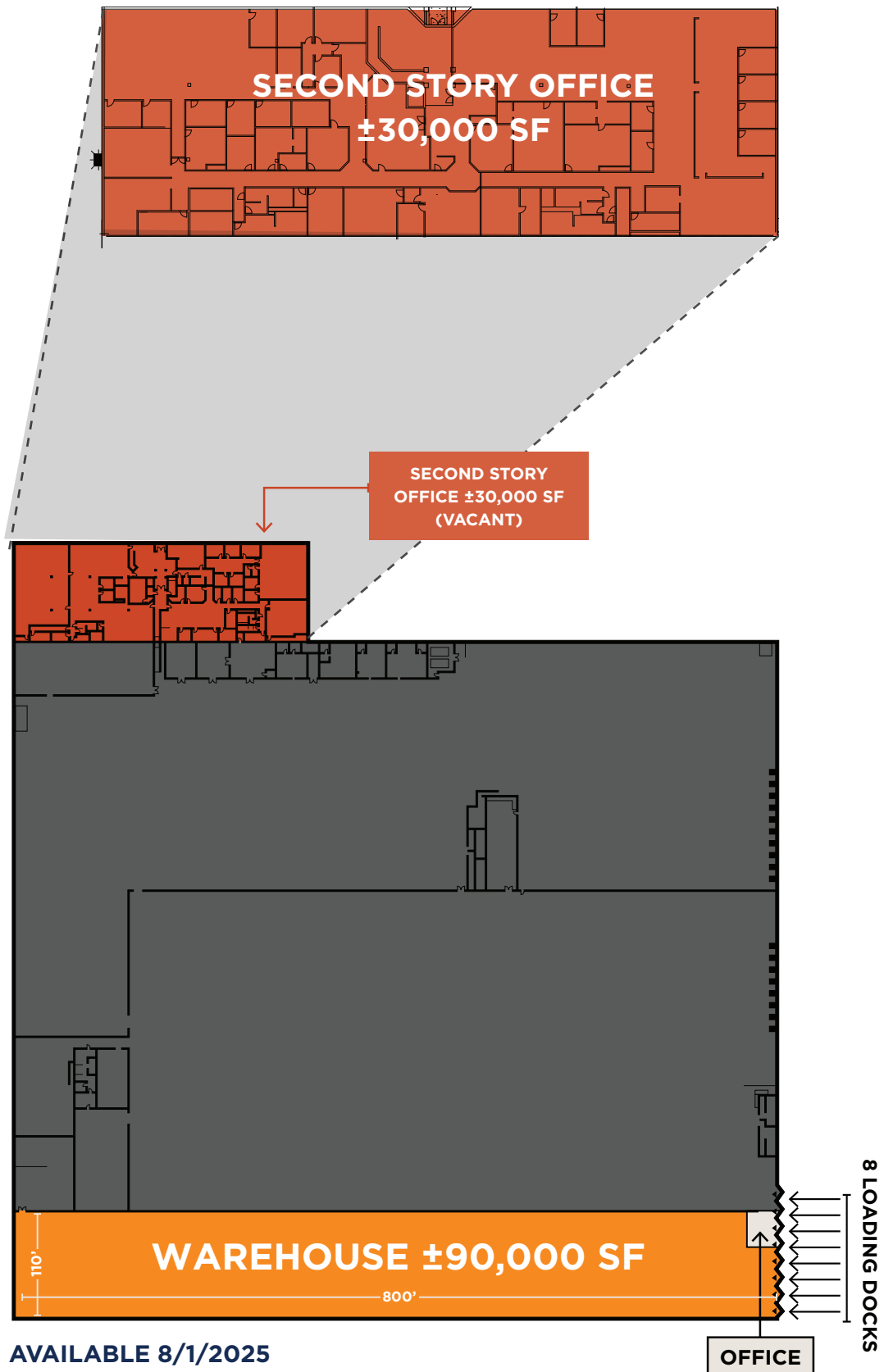
# PROPERTY SPECIFICATIONS

## BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE	±600,000 SF
TOTAL AVAILABILITY	±120,000 SF Available ±90,000 SF Warehouse (Available 8/1/2025) ±30,000 SF Office (Vacant)
LAND AREA	±33.6 Acres
YEAR BUILT	2001
LOADING	Eight (8) tailboard loading docks
CLEAR HEIGHT	28'
COLUMN SPACING	30' x 30'
PARKING	674 spaces (±1.12/1,000 SF) with expansion capability
ELECTRICAL	12,000 amp, 277/480V, 3ph, 4w (to be verified to suite)
SPRINKLERS	ESFR
LIGHTING	LED
UTILITIES	<b>Electric:</b> National Grid <b>Water/Sewer:</b> City of Fall River <b>Gas:</b> Liberty Utilities



# FLOOR PLAN



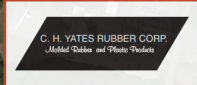
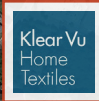
AVAILABLE 8/1/2025

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## TRAVEL DISTANCES

24	ROUTE 24	0.1 mile
79	ROUTE 79	0.1 mile
195	INTERSTATE 195	4.7 miles
495	INTERSTATE 495	15.1 miles
	PROVIDENCE, RI	20.4 miles
95	INTERSTATE 95	22.0 miles
	BOSTON, MA	47.8 miles



## C O N T A C T S

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