



FRANCIS LOGISTICS CENTER

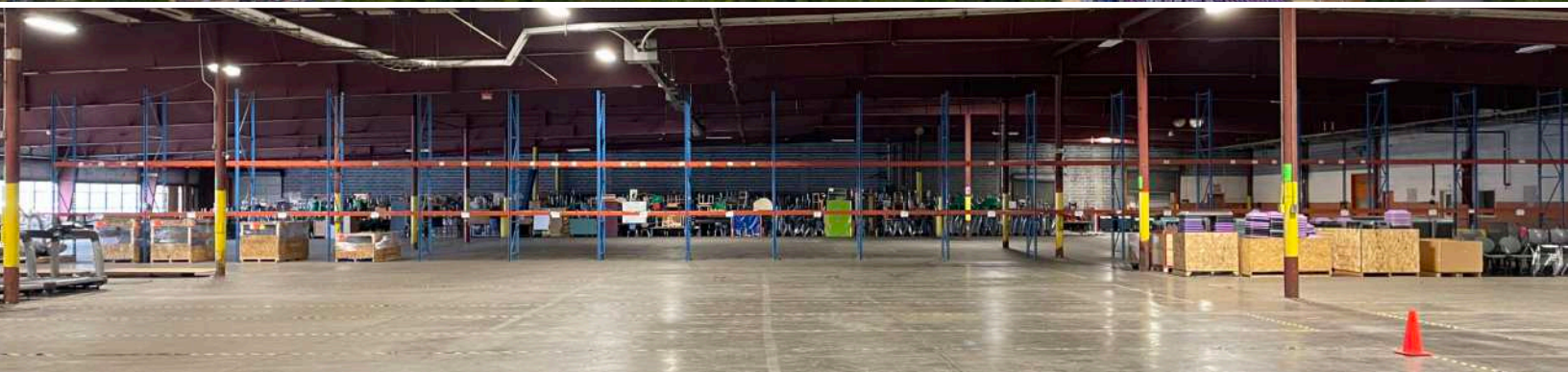
241 FRANCIS AVE | MANSFIELD, MA

EXISTING BUILDING & LAND FOR LEASE

50,000 SF – 216,565 SF

216,565 SF IS 28' – 32' HIGH BAY WAREHOUSE + ESFR
& ±8 ACRES OF OUTDOOR STORAGE

EXISTING BUILDING



BUILDING 1 SPECIFICATIONS

TOTAL BUILDING SIZE:	±352,340 SF	OPERATING EXPENSES:	\$1.15/SF
SPACE AVAILABLE:	50,000 SF – 216,565 SF High Bay Warehouse 28' – 32' Clear	UTILITIES:	Gas: Columbia Gas Electric: Town of Mansfield Sewer/Water: Town of Mansfield
LAND AVAILABLE:	± 8 Acres of Outdoor Storage	PARKING:	210 Free Surface Spaces Available; Ratio of 1/1000 SF
YEAR BUILT:	1974	ROOF TYPE:	Rubber Membrane Insulation/TPO Insulation (New in 2019)
LAND:	±64 Total Acres (±40 Paved)	RAIL:	Direct Rail Access
ZONING:	12 (Industrial 2) Warehouse use; Marijuana Testing, Research, Manufacturing		
R.E. TAX:	\$1.47/SF		

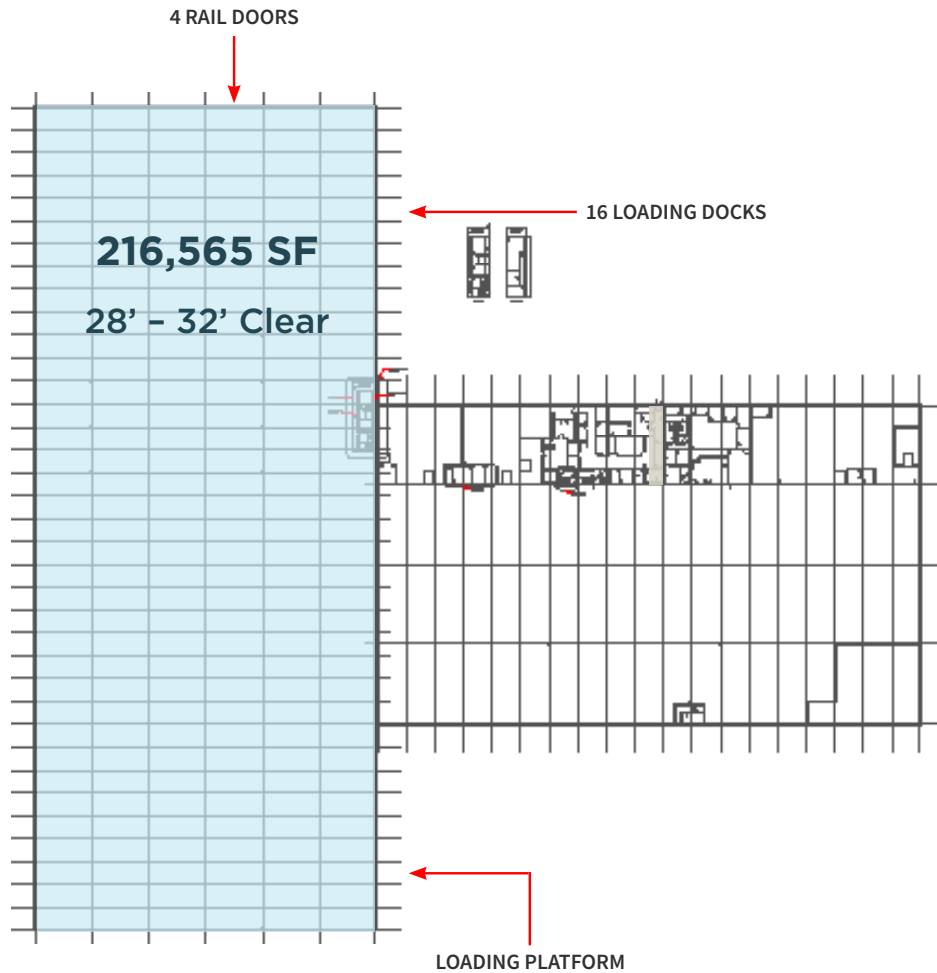
OFFICE: ±1,000 SF

SPRINKLERS: ESFR

LOADING: (16) Loading Docks
(1) Drive-ins
(4) Rail Doors
Loading Platform



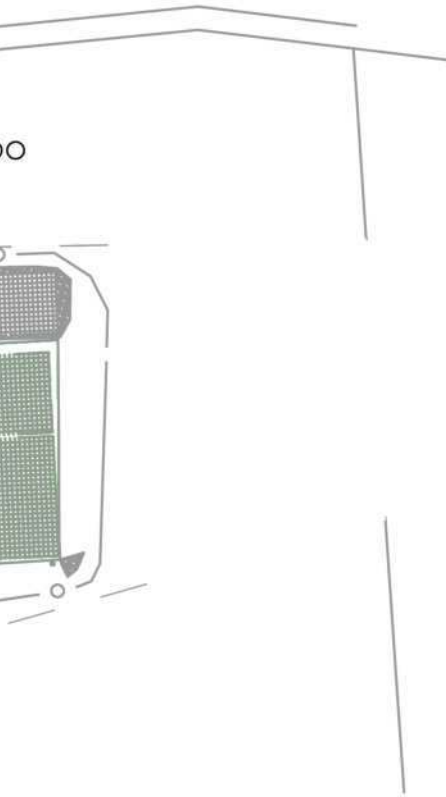
FLOOR PLAN: 312,953 SF



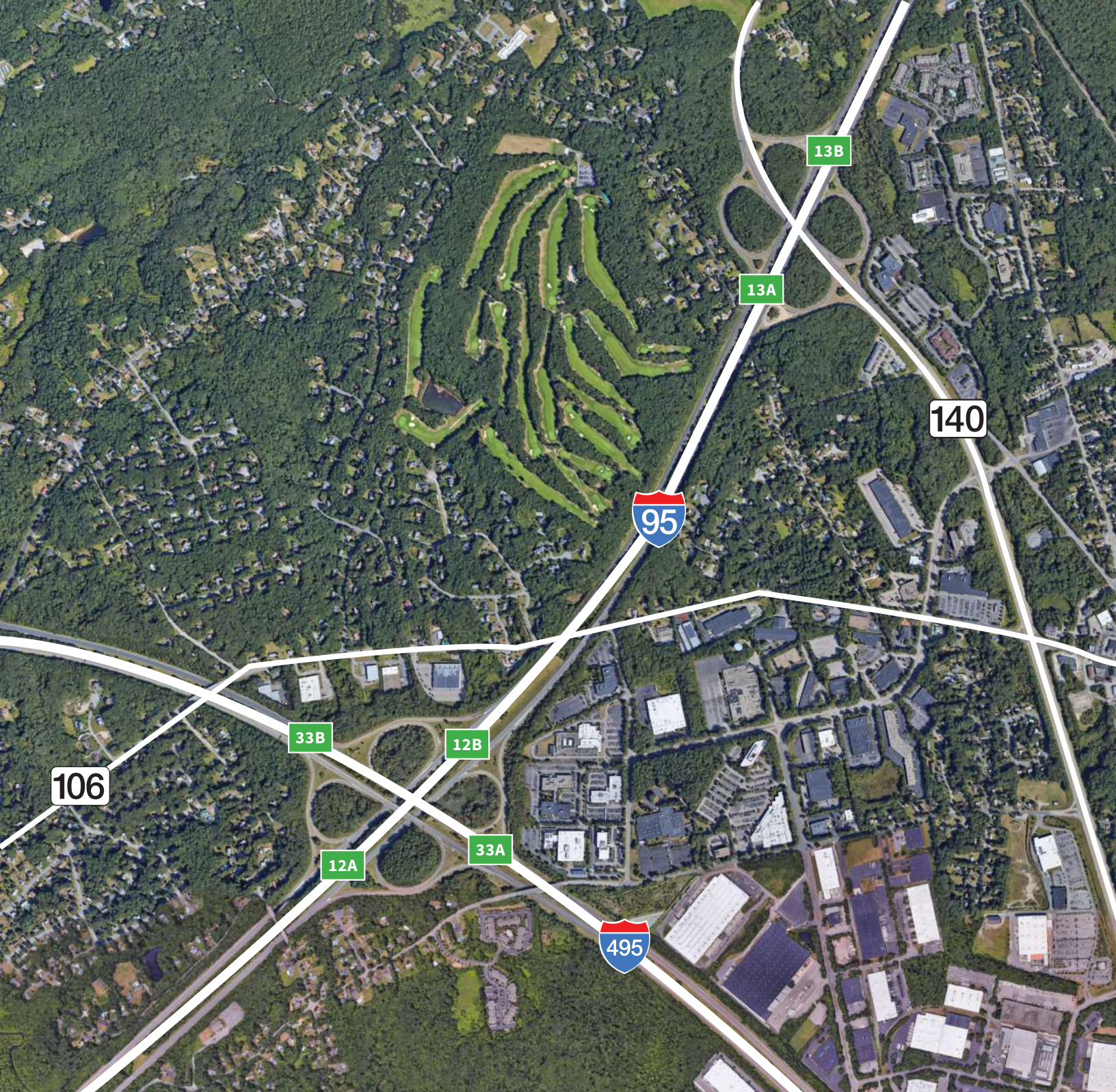
LAND AREA | OUTDOOR STORAGE



±8 ACRES



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NOTABLE TENANTS IN THE AREA



Medtronic



ROLF C HAGEN





50,000 SF – 216,565 SF Warehouse

±8 Acres of Land

106

DISTANCE

13A

3.1 Miles from
I-95 Exit 13A

12A

4.6 Miles from
I-95 Exit 12A



32.5 Miles to the
city of Boston



22.7 Miles to the
city of Providence



46.1 Miles to the
city of Worcester

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FOR MORE INFORMATION

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