

FOR SALE OR LEASE

15

John L. Dietsch Boulevard

NORTH ATTLEBORO, MA

FULLY PERMITTED SITE



CLICK HERE
TO VIEW
VIDEO

±162,710 SF

SUBDIVISIBLE HIGH-BAY
WAREHOUSE/MANUFACTURING
SPACE FOR SALE OR LEASE

CBRE

CALARE
PROPERTIES



Property Description

On behalf of Calare Properties, CBRE's Industrial Leasing Team is pleased to present the availability of $\pm 162,710$ SF of brand new, Class A warehouse space at 15 John L. Dietsch Boulevard in North Attleboro, Massachusetts. This building features ideal specifications, including 32' clear height, 27 loading docks, ESFR sprinklers, 2 drive-in doors, and the ability to subdivide down to $\pm 42,930$ SF. This high-bay warehouse is conveniently located immediately off I-95 and is within 15 miles of Providence and 40 miles of Boston.

BUILDING SPECIFICATIONS

- + **Building Size:** $\pm 162,710$ SF
- + **Availability:** $\pm 42,930$ - $162,710$ SF
- + **Site Area:** ± 11.80 acres
- + **Clear Height:** 32'
- + **Loading:** 27 tailboard docks and 2 drive-in doors
- + **Column Spacing:** 56' x 51' with 60' speed bay
- + **Building Dimensions:** 265' x 614'
- + **Parking:** $\pm 1.01/1,000$ SF (164 parking spaces) and 20 trailer spaces
- + **Exterior Construction:** Tilt up concrete panel
- + **Foundation:** 7" floor slab
- + **Roof:** 60-mil TPO roof with R30 Insulation
- + **Electrical:** 2,000A, 480V, 3ph
- + **Lighting:** LED
- + **Fire:** ESFR
- + **Zoning:** Limited Highway Commercial District and Industrial District
- + **Utilities:**
 - Water/Sewer: Municipal- Town of Attleboro
 - Gas: Liberty Utilities
 - Electricity: Municipal- Town of Attleboro

Site Plan

±162,710 SF

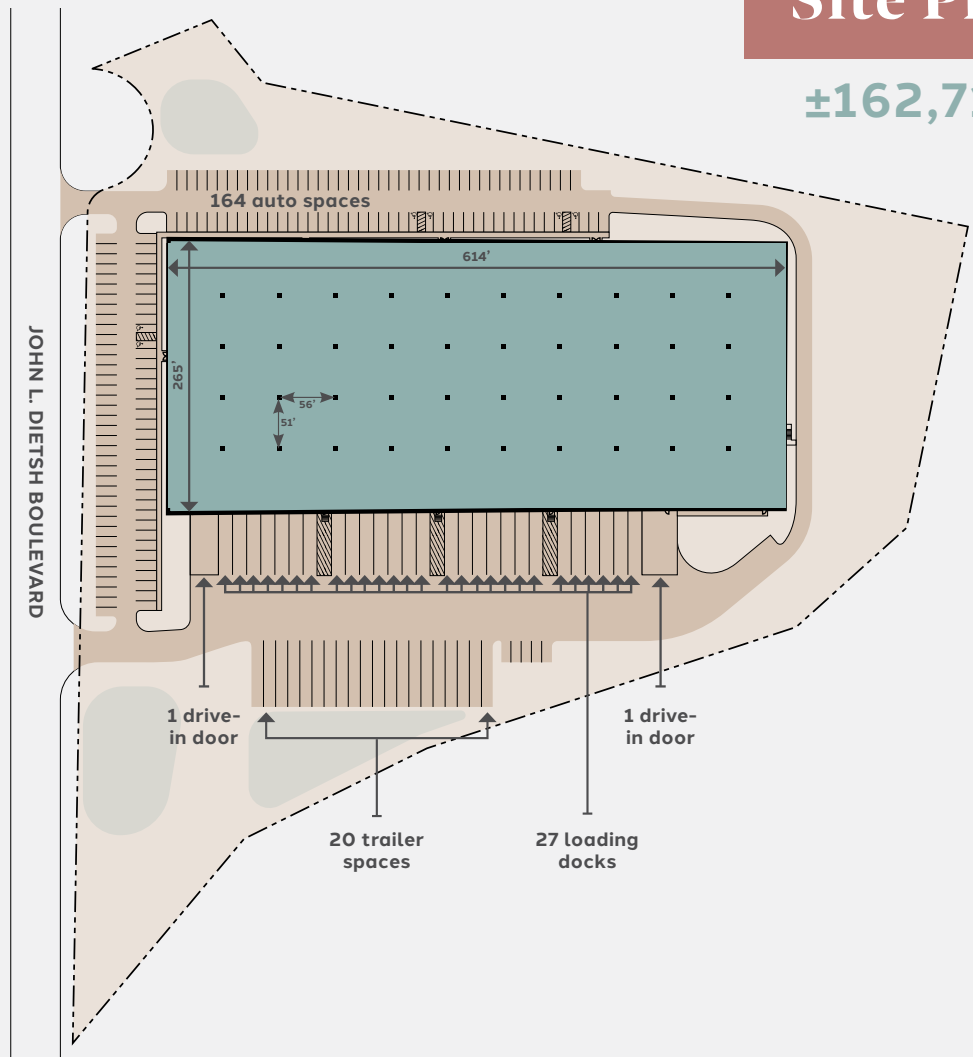
27 LOADING DOCKS



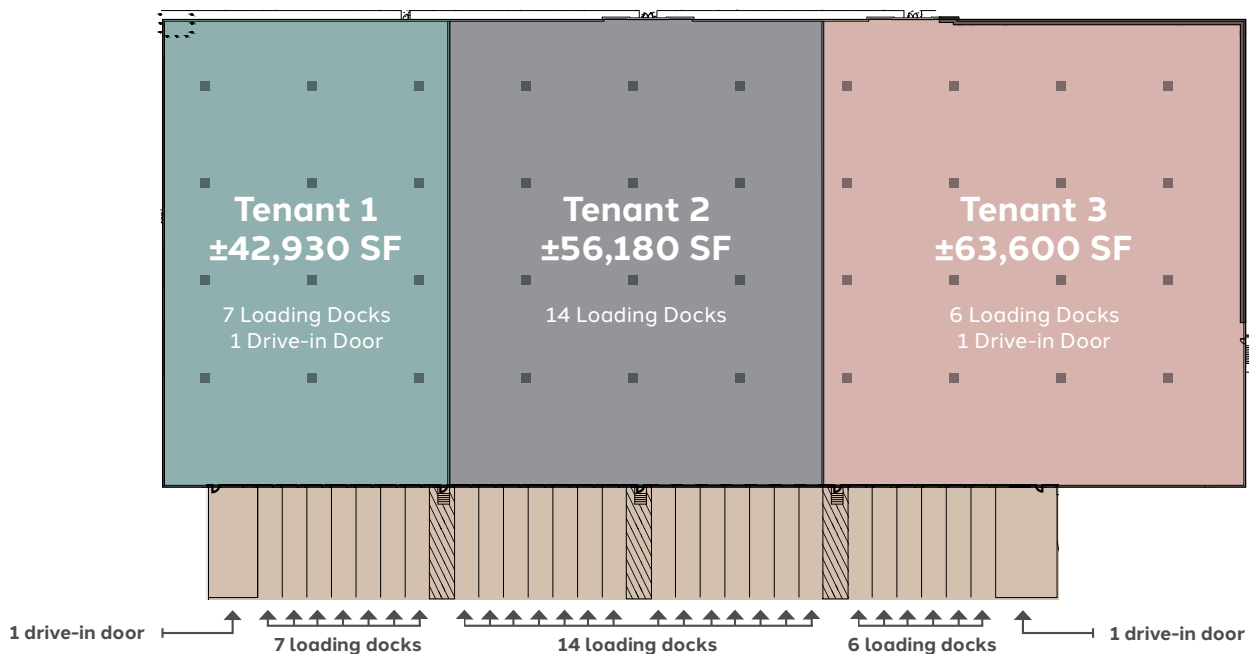
20 TRAILER SPACES



2,000 AMPS



Potential Subdivision Plan





15 John L. Dietsch Boulevard

TOWNE
TAVERN & TAP

shaws

Wendy's

EXIT 7

EXIT 7

152

95

Abolaw

Distance To

- + Interstate 95: 0.25 miles
- + Interstate 495: 5.0 miles
- + Providence: 14 miles
- + Downtown Boston: 35 miles
- + Worcester: 41 miles

FOR MORE INFORMATION

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