

FLEX SPACE FOR LEASE

MG Commercial



SWANSEA CENTER

262 Swansea Mall Drive (Units 12 & 13), Swansea, MA 02777

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Swansea Center is located just off of Route 6 and less than a mile from I-195 in Swansea, Massachusetts. Strategically located in Southern Massachusetts, the property offers convenient access to several major urban centers including Fall River (5 miles), Providence (less than 15 miles) and Boston (less than 55 miles). Swansea Center is also surrounded by numerous amenities including national retailers, restaurants and service providers.

OFFERING SUMMARY

Lease Rate:	\$8.75 SF/yr (NNN)
Available SF:	20,000 - 88,105 SF
Building Size:	600,000 SF
Zoning:	Business B (BB) / Mall Overlay

SPACES	LEASE RATE	SPACE SIZE
Units 12 & 13	\$8.75 SF/yr	20,000 - 88,105 SF

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PROPERTY DESCRIPTION

88,105 SF (sub-dividable based on Tenant needs) of contiguous flex/retail space is available for lease at Swansea Center. Preliminary plans have been developed for the installation of loading doors (dock height, grade level, etc.) along the Walmart side of Unit 12. Approximately 5,178 SF of former restaurant space (Unit 13) is included. Ample on-site paved areas also exist for car and/or truck parking.

PROPERTY HIGHLIGHTS

- 88,105 SF of Flex/Retail Space (Sub-Dividable)
- Includes 5,178 SF of Former Restaurant Space
- 15.4' to 17.4' Ceiling Heights to Beam
- Large Parking Field for Cars/Trucks
- Immediate Highway Access at Exit 8 on I-195
- Convenient Access to Fall River, Providence, Boston

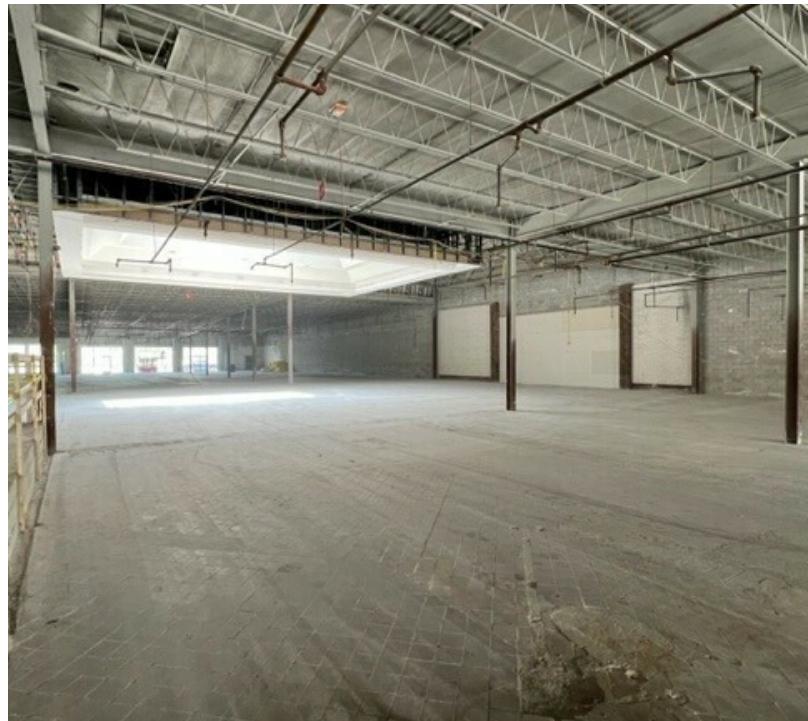
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BUILDING / SPACE DETAILS

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Available SF:	88,105 SF
Minimum Divisible:	20,000 SF
No. of Floors:	1
Loading Docks/Grade Level Doors:	Proposed
Clear Ceiling Heights (Beam):	15.4' - 17.4'
Deck Height:	17.9' - 19.9'
Column Spacing:	23'-39' x 35'-48'
Roof:	Rubber Membrane (2021)
Floor:	Concrete Slab
Sprinkler System:	Wet
OPEX Estimate:	\$2.48/SF



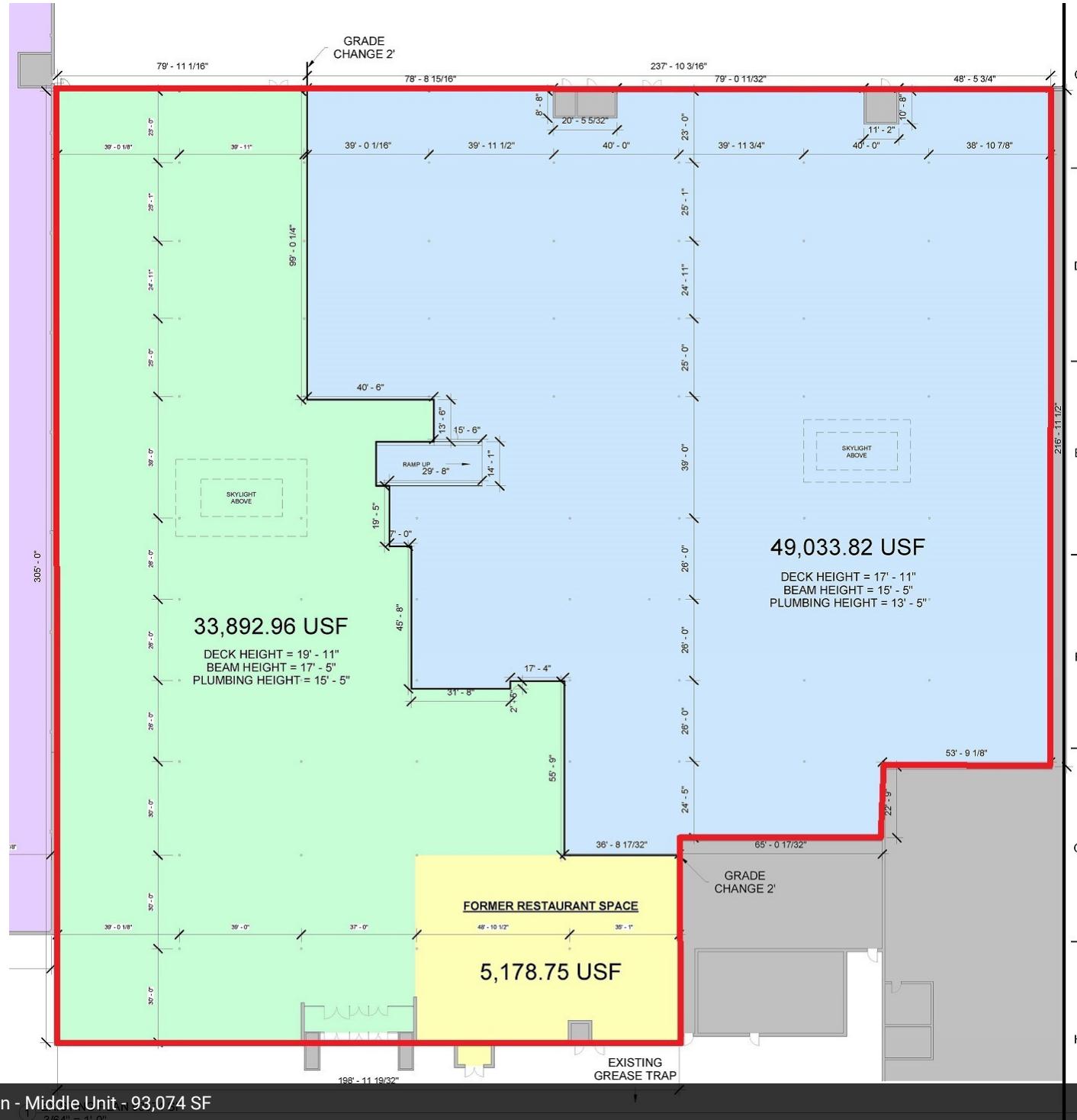
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FLOOR PLAN



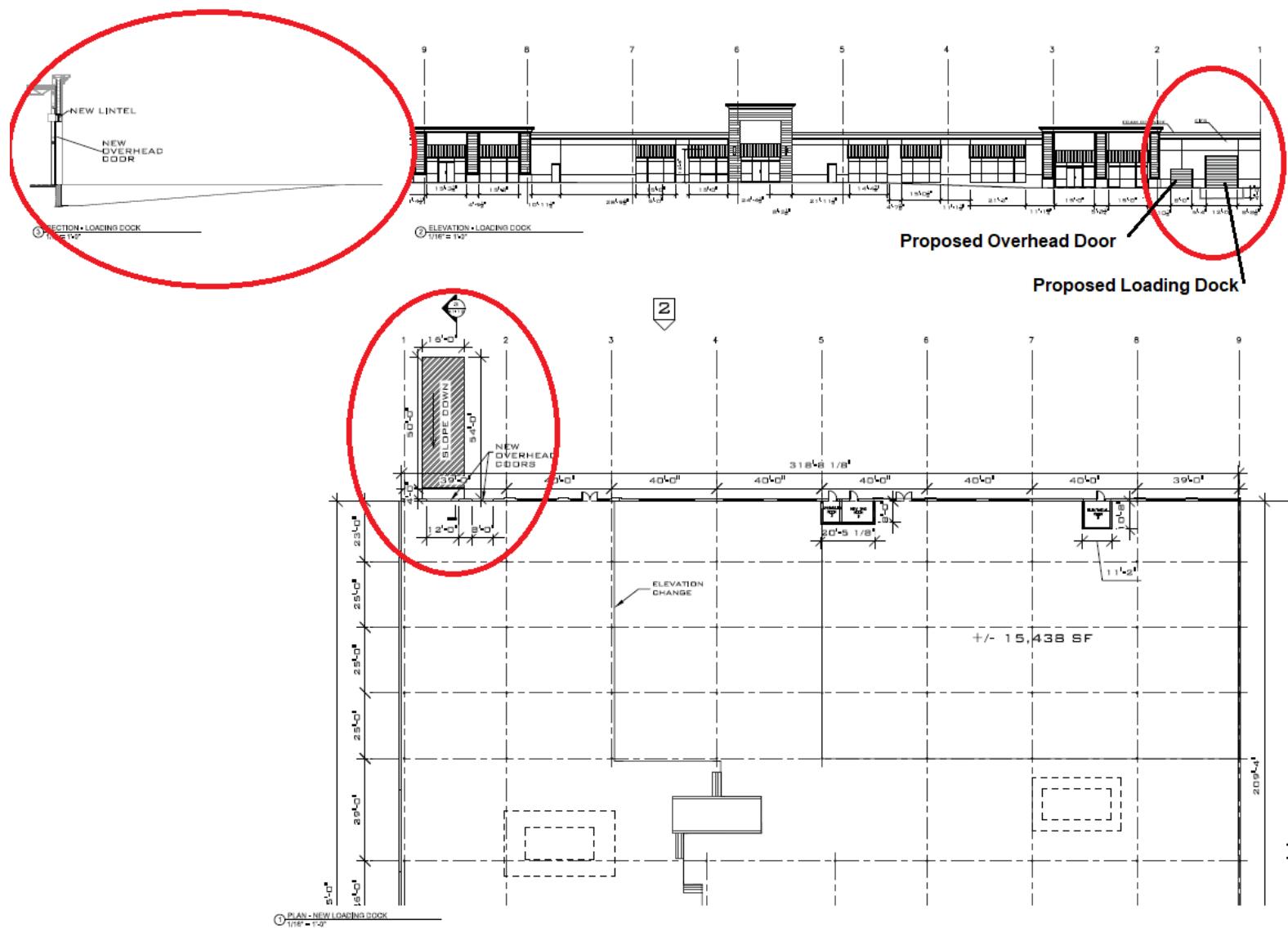
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PROPOSED LOADING AREA PLAN



Plans for Proposed Loading Dock and Grade-Level Door

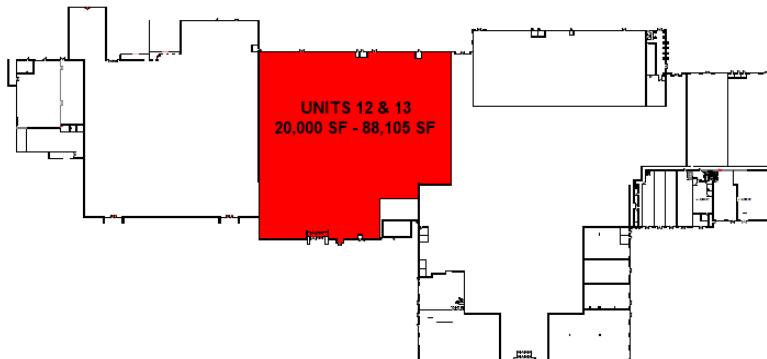
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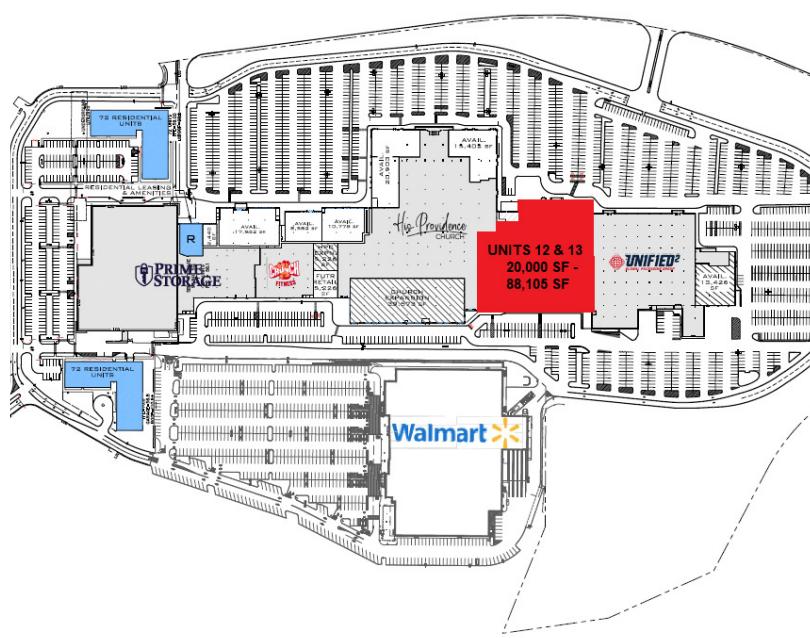
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ADDITIONAL PHOTOS & PLANS



② KEY PLAN 7
1" = 200'-0"



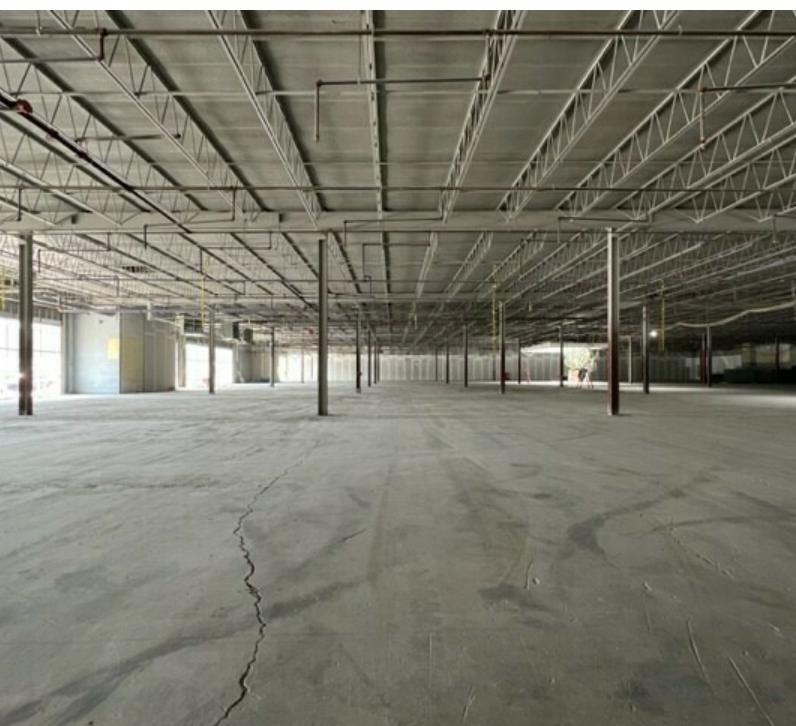
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ADDITIONAL PHOTOS



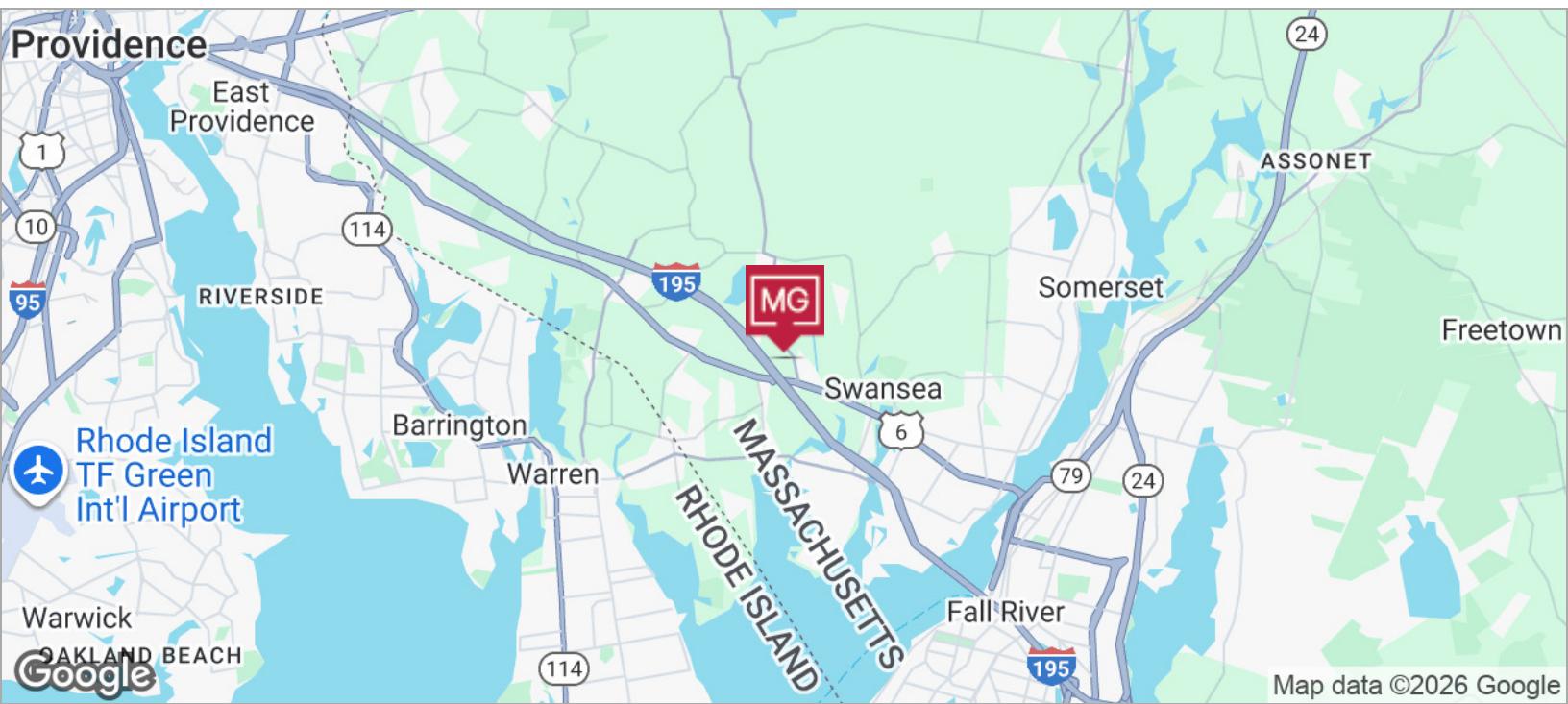
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LOCATION MAPS



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