

55 SCOTLAND BLVD

Unit B - 26,000 SF FOR LEASE



WAREHOUSE / R&D BRIDGEWATER, MA

55 Scotland Blvd offers warehouse/R&D space located only minutes from Route 24 and Interstate 495. The industrial-zoned building has air conditioning throughout and is designed to support a variety of users in need of warehousing, R&D, distribution, manufacturing and flexible office space. The property offers 24' clear heights, ample parking, and extensive loading.

24,200 SF +/- WAREHOUSE/R&D
1,800 SF +/- OFFICE



55 SCOTLAND BLVD SPECS

Unit B : 26,000 SF For Lease
24,200 SF +/- Warehouse/R&D
1,800 SF +/- Office

Land Area: 11.8 Acres

Year Built: 1989

Clear Height: 24'

Loading:

- 10 Loading Docks:
- (5) 8x10 Doors w/ Levelers
- (2) 8x8 Doors w/ Levelers
- (2) 8x8 Doors No Levelers
- (1) 12x14 Door No Leveler

Total estimated NNN: \$3.85 psf (tax included)

Roof: *New* - TPO

Upgrades: New Asphalt

Zoning: Industrial

Utilities:

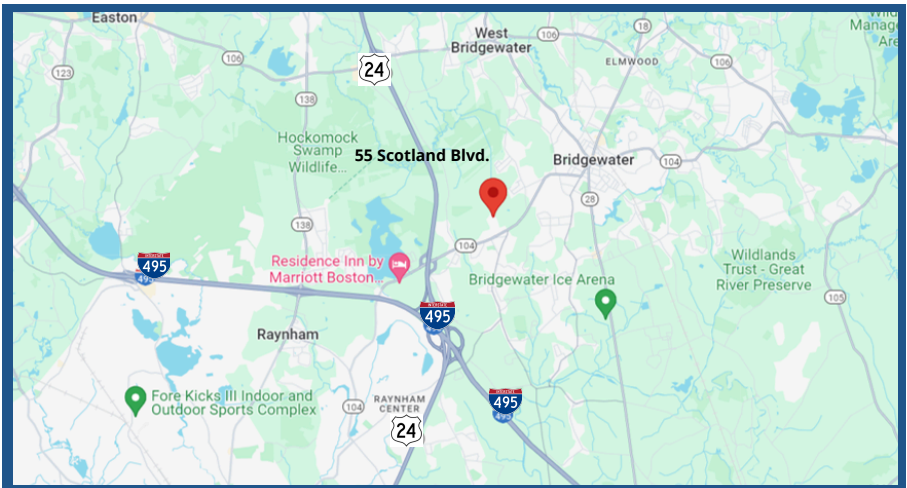
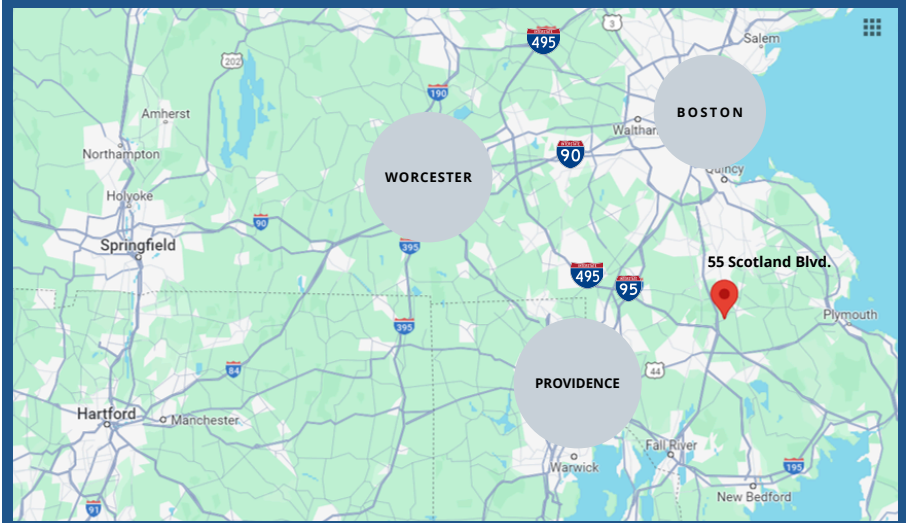
- Town Water
- Town Sewer

Parking: 1/1,000

HVAC: Air conditioned throughout

Location

55 Scotland Blvd. is located only minutes from Route 24 and Interstate 495. 30 Miles to Boston, MA, 35 Miles to Providence, RI and 60 miles to Worcester, MA.



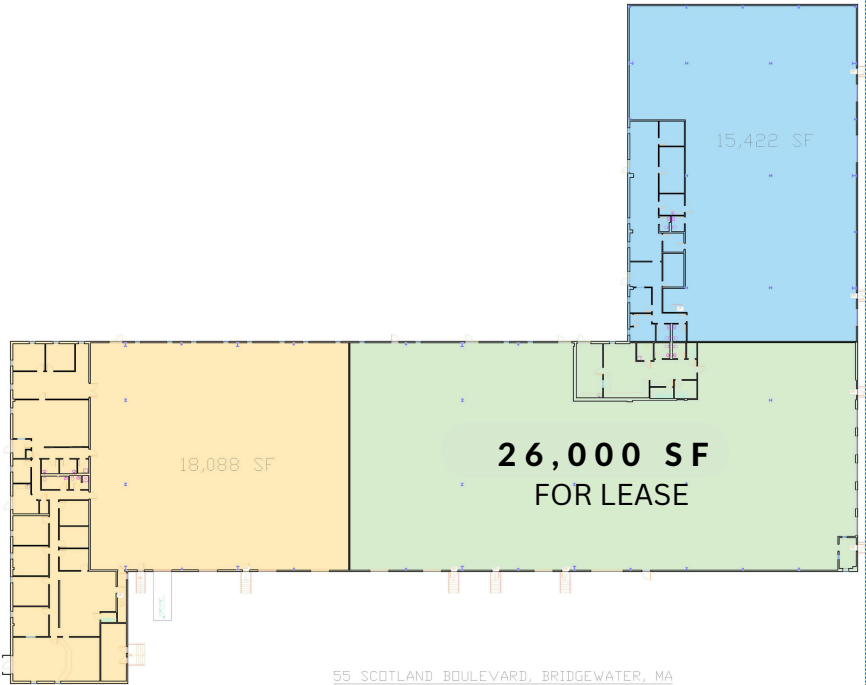
Location



55 Scotland Blvd. offers warehouse/R&D space located only minutes from Route 24 and Interstate 495.



Floor Plan



55 SCOTLAND BOULEVARD, BRIDGEWATER, MA