

75

FRUIT STREET
BRIDGEWATER, MA

±50,000 SF

AVAILABLE

 **32'**
CLEAR HEIGHT

 **17**
DEDICATED TRAILER
SPACES/OUTDOOR STORAGE

 **13**
LOADING DOCKS



FOR LEASE

BRAND NEW CONSTRUCTION

FIRST CLASS HIGH-BAY WAREHOUSE

CBRE



PROPERTY DESCRIPTION

On behalf of our client, CBRE's Industrial Leasing Team is excited to bring to your attention the availability of $\pm 50,000$ SF of brand new, Class A warehouse space at 75 Fruit Street in Bridgewater, Massachusetts. The building features ideal specifications, including 32' clear height, 13 loading docks, ESFR sprinkler system, 50' x 50' column spacing, and 17 dedicated trailer spaces or dedicated outdoor storage space. Located at the intersection of Interstate 495 and Route 24, the building is within a 40 minute drive to both Boston and

Providence, RI, offering future tenants the opportunity to take advantage of same-day delivery and the last-mile logistical requirements.

Corporate neighbors include Johnson & Johnson, Amazon, Reinhart, Martignetti Companies, J.P. Noonan Transportation, Sullivan Tire, VersaCold, United Refrigeration, IDEX, and Alphabroder.



SITE PLAN



BUILDING SPECIFICATIONS

75 FRUIT STREET, BRIDGEWATER

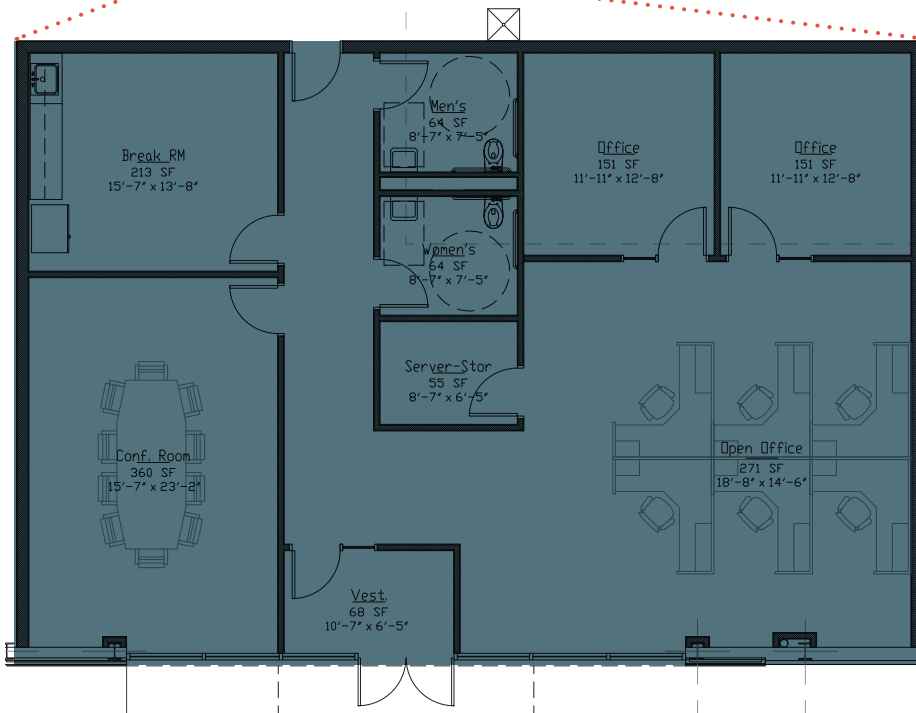
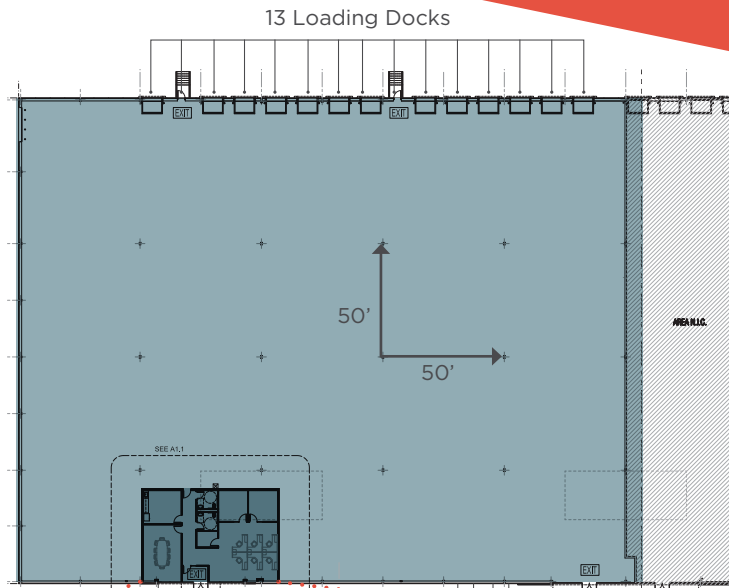
BUILDING SIZE	±100,000 SF
AVAILABLE SF	±50,000 SF
WAREHOUSE	±47,900 SF
OFFICE	±2,166 SF
YEAR BUILT	2022
CLEAR HEIGHT	32'
LOADING	Thirteen (13) loading docks
COLUMN SPACING	50' x 50'
BUILDING DIMENSIONS	200' x 500'

CAR PARKING	±1.44/1,000 SF (72 auto spaces)
TRAILER PARKING	17 spaces
TRUCK COURT DEPTH	150' 1/2"
CONSTRUCTION	Steel frame with insulated metal panel
ROOF	EDPM rubber membrane
POWER	3,000 amps @ 480v
SPRINKLER	ESFR
LIGHTING	LED
UTILITIES	
WATER/SEWER	Town of Bridgewater
GAS	Eversource
ELECTRICITY	National Grid



FLOOR PLAN

- WAREHOUSE:
±47,900 SF
- OFFICE:
±2,166 SF

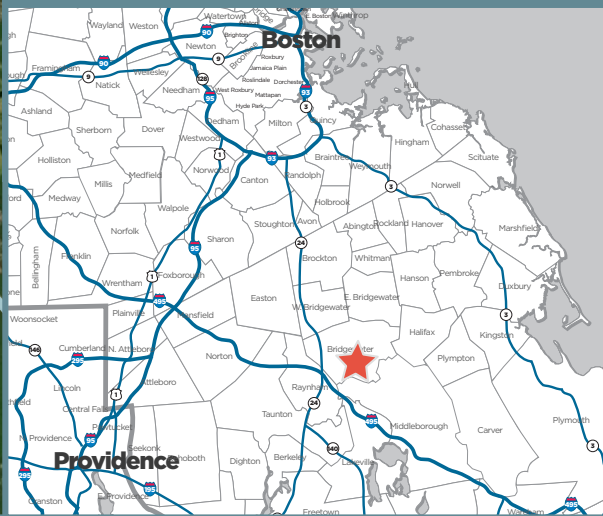


LOCATION & ACCESS

**±50,000 SF
FOR LEASE**



DISTANCE TO:	
Route 24: Immediate	I-93: 17.1 miles
I-495: 2.7 miles	Providence: 24.7 miles
I-95: 14.2 miles	Boston: 31.5 miles



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