

10 TROTTER DRIVE

Medway, MA

Flex Space for Lease

120,000 SF



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Lincoln



PROPERTY HIGHLIGHTS

Boasting exceptional regional access, 10 Trotter Drive is located right off I-495 in Medway, MA. This location offers premier access to manufacturing talent along the 495 South corridor, which is considered the industrial hub of New England.

AVAILABILITY

120,000 RSF

Office/Flex Space	Warehouse Space
+/- 35,000 SF	+/- 85,000 SF

BUILDING SPECIFICATIONS

Size (SF)	120,000 SF	Office/Flex: +/- 35,000 SF Warehouse: +/- 85,000 SF
Ceiling Height	15' - 19'	
Parking	200 spaces (+/- 1.68/1,000)	
Loading	3 tailboard docks, 1 ramped door, 1 drive-in (expandable)	
HVAC	Fully air-conditioned throughout; roof-mounted, gas-fired units	
Power	2,000 amps	
Utilities	Electricity: Eversource Gas: Columbia Gas Water & Sewer: Town of Medway	

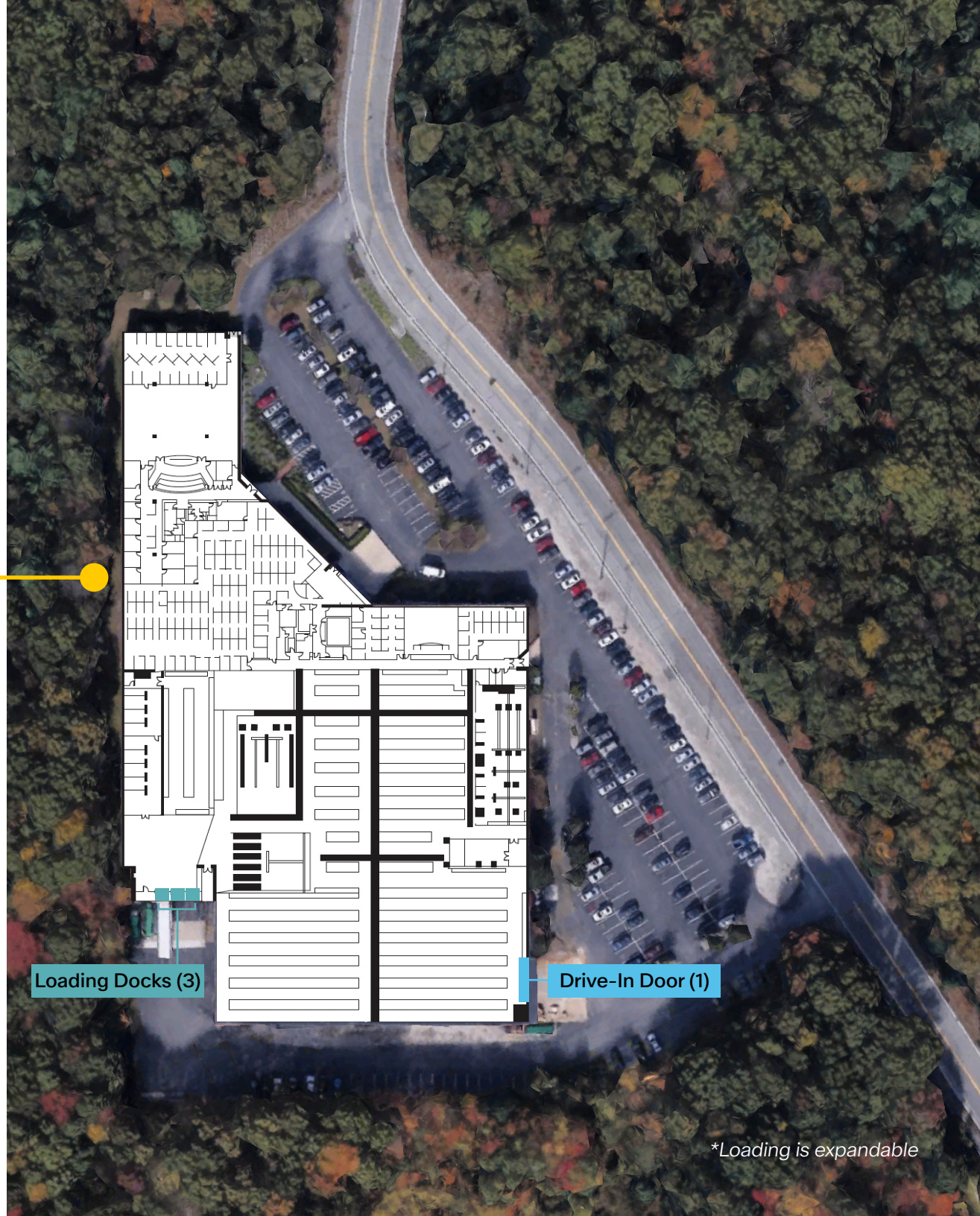
SITE PLAN

120,000 RSF

Office/Flex Space Warehouse Space

+/- 35,000 SF

+/- 85,000 SF



Loading Docks (3)

Drive-In Door (1)

**Loading is expandable*

LOCATION MAP

10 miles

South of I-90/I-495 Junction

40 miles

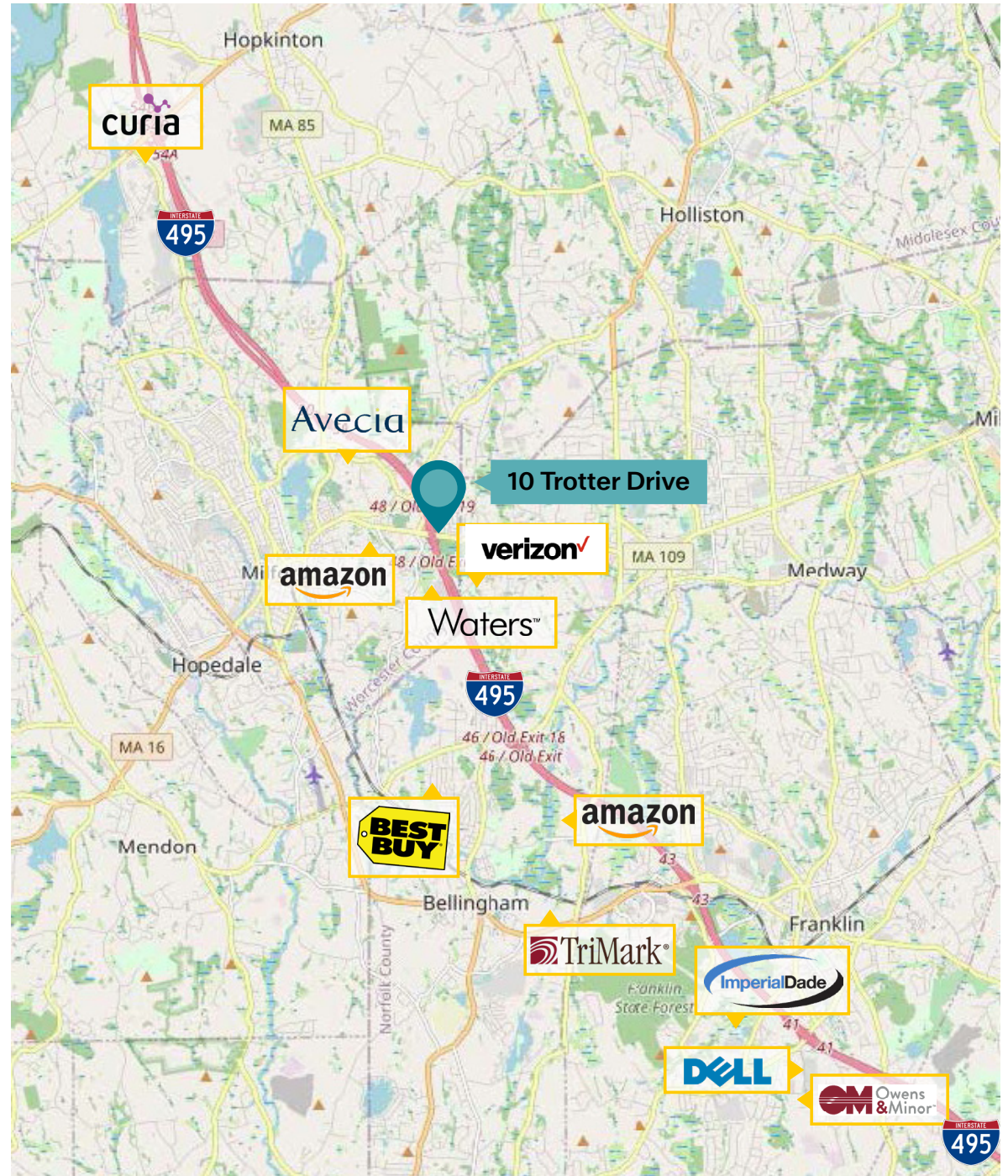
To Boston, MA

27 miles

To worcester, MA

25 miles

To Providence, RI





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