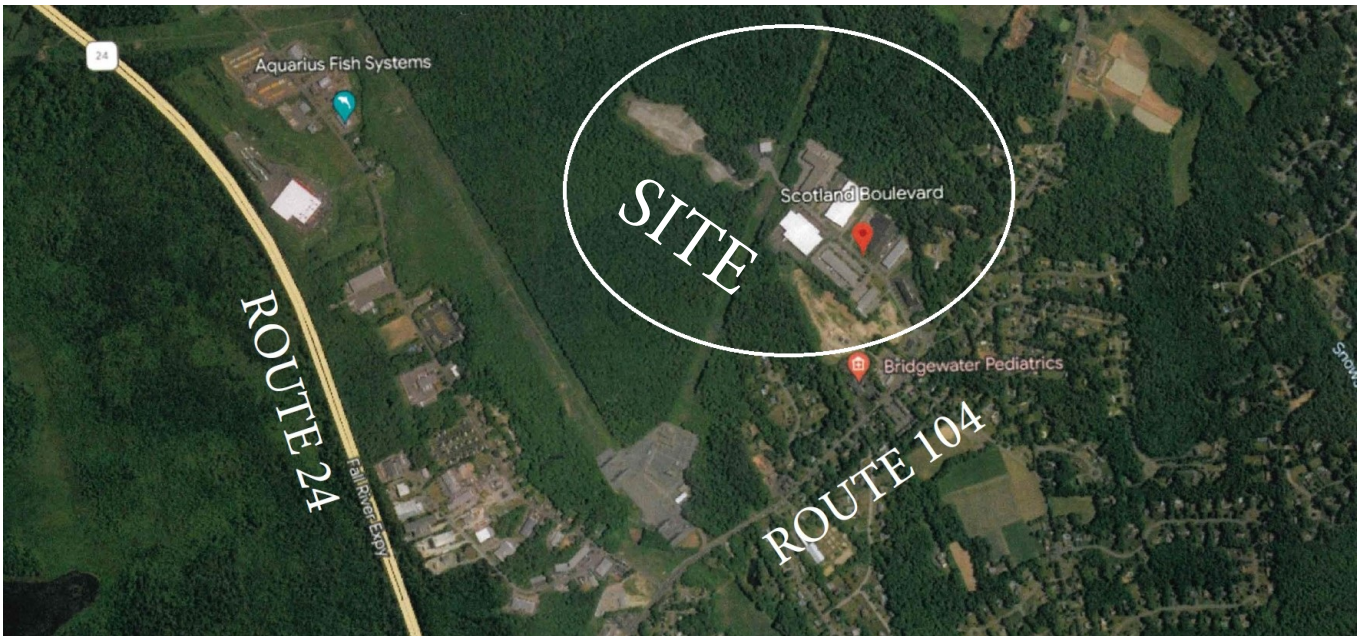
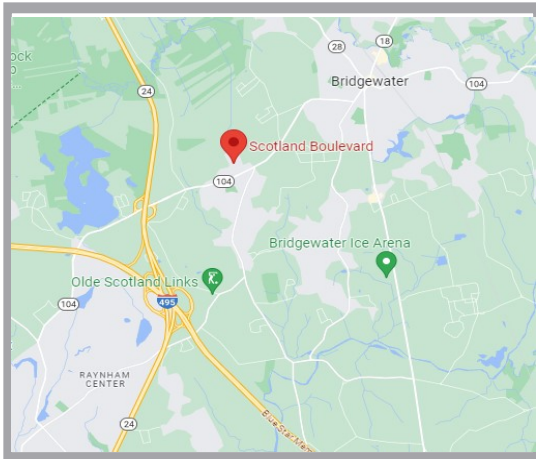


FOR LEASE



New Construction - Bridgewater, MA Build to Suit Scotland Industrial Park



Option #1:

Freestanding 10,000 SF Building
with +/- 5 Acre outside storage

Option #2:

Freestanding High-Bay Industrial /
Manufacturing building with
60,000 SF footprint and 15,000 SF
mezzanine

Town Water/Town Sewer/ Natural
Gas available

DONAHUE
ASSOCIATES

Commercial & Industrial Real Estate
457 Belmont Street
Brockton, MA 02301
Tel: 508.588.1717
mdre@donahueassociates.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice.

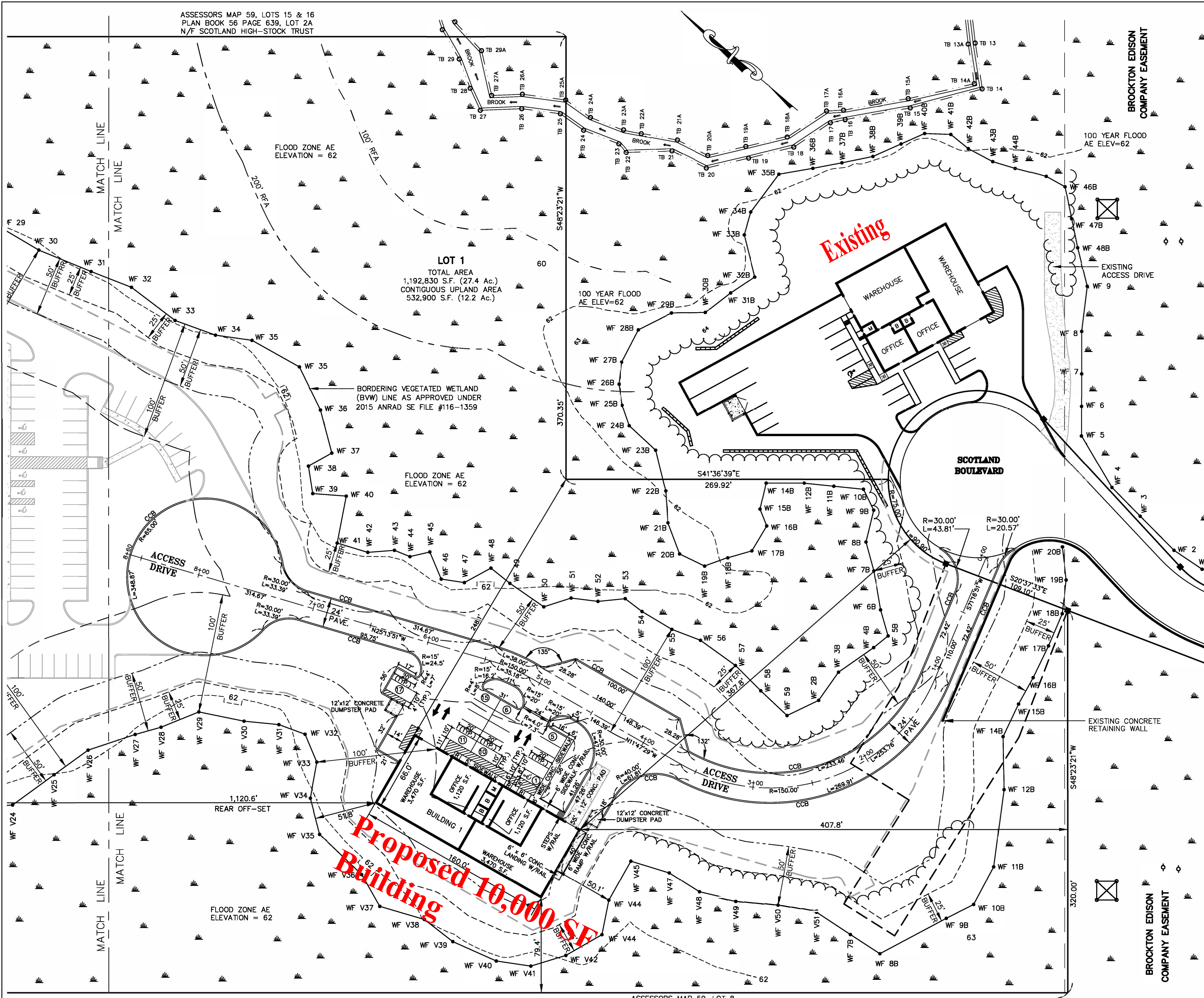
www.donahueassociates.com

An aerial photograph showing a large, irregularly shaped cleared area in a dense forest. The cleared area is light brown and sandy. A paved road curves through the cleared area, ending in a circular driveway. To the right of the cleared area, there is a building with a white roof and a parking lot with several cars. The text "SITE OPTION #2" is overlaid on the cleared area, and "SITE OPTION #1" is overlaid on the paved area.

SITE
OPTION #2

SITE
OPTION
#1

ASSESSORS MAP 59, LOTS 15 & 16
 PLAN BOOK 56 PAGE 639, LOT 2A
 N/F SCOTLAND HIGH-STOCK TRUST



THE HANDICAP SPACE SHOWN FOR PROPOSED BUILDING 1 IS VAN-ACCESSIBLE PURSUANT TO 521 CMR 23.
 ALL PARKING REQUIREMENTS ARE BASED ON TOWN OF BRIDGEWATER ZONING REGULATION SECTION 10.60 TABLE OF OFF-STREET PARKING REQUIREMENTS UNDER COMMERCIAL SPACE AND WAREHOUSE / DISTRIBUTION

PROPOSED BUILDING 1
 OFFICE SPACE: 1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA
 WAREHOUSE / DISTRIBUTION: 1 SPACE FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA

PROPOSED BUILDING 1 OFFICE SPACE = 2,240 SQUARE FEET
 2,240 SQUARE FEET / 300 = 7.5 SPACES REQUIRED
 WAREHOUSE / DISTRIBUTION SPACE = 6,940 SQUARE FEET
 6,940 SQUARE FEET / 1,000 = 6.9 SPACES REQUIRED
 TOTAL PARKING SPACES REQUIRED = 14.4
 TOTAL PARKING SPACES PROVIDED = 17

ZONED: I-A (INDUSTRIAL A)

	REQUIRED	LOT 1 BUILDING 1 PROPOSED
MIN. LOT SIZE:	40,000 S.F.	1,192,830 S.F.
MIN. LOT FRONTAGE:	200 FT	200 FT
MIN. FRONT SETBACK:	40 FT	367.8 FT
MIN. REAR SETBACK:	40 FT	1,120.6 FT
MIN. SIDE SETBACK:	25 FT	79.4 FT
MAX. % LOT COVERAGE:		
(PROPOSED BUILDING 1)	70%	0.8%
MAX. % IMPERVIOUS:	50%	20.6%

NOTE: CALCULATED LOT AREA = 1,192,830 S.F.
 CALCULATED LOT COVERAGE PROPOSED BUILDING 1 = 10,000± S.F.
 CALCULATED TOTAL IMPERVIOUS AREA = 246,027 S.F.

NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE TOWN OF BRIDGEWATER AND THE PUBLIC WORKS DEPARTMENT SPECIFICATIONS.
- ALL WORK TO CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATIONS FOR ALL ROADWAY CONSTRUCTION METHODS AND MATERIALS.
- CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE (888-DIGSAFE) AND ANY APPLICABLE UTILITY COMPANIES PRIOR TO STARTING WORK. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY.

LEGEND

CCB	CAPE COD BERM
LI	LANDSCAPE ISLAND
SW	SIDEWALK
	ADA COMPLIANT HANDICAP RAMP
	MECHANICAL ROOM
	BATHROOM
WF 36B	2015 ANRAD APPLICATION (NEW REVISED LINE)
	EXIST. WETLAND
	EXISTING UTILITY POLE
	BOUND TO BE SET



4-21-2017

PLANNING BOARD SIGNATURE BLOCK
 SITE PLAN APPROVAL

DATE:

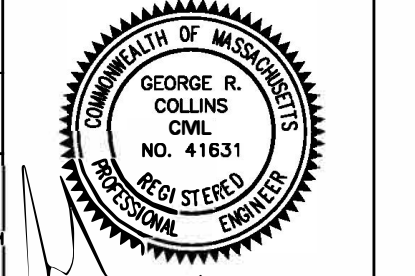
REV.	DATE	DESCRIPTION	BY	APP.

BUILDING AND PARKING LOCATION PLAN 1 OF 2

"SCOTLAND INDUSTRIAL PARK LOT 1"
 SCOTLAND BOULEVARD
 BRIDGEWATER, PLYMOUTH COUNTY,
 MASSACHUSETTS

SITE PLAN SHEET 4 OF 22

SCALE:
 1" = 40'
 DATE:
 4-21-2017



APPLICANT
 SCOTLAND HIGH-STOCK TRUST
 THEODORE E. PARKER, JR., TRUSTEE
 21 PARKER DRIVE, AVON, MA 02322

DRAWN BY:
 DJK
 DESIGNED BY:
 DJK

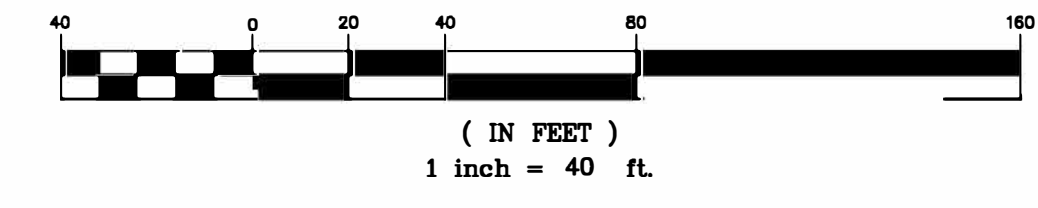
4-21-2017

COLLINS CIVIL ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES
 225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379
 TEL:508-580-2332 MOBILE: 617-347-1363 E-MAIL:GRCPE@AOL.COM

CHECKED BY:
 GRC
 APPROVED BY:
 GRC

DRAWING NO.
 PROJECT NO.
 16-182-433

GRAPHIC SCALE



ASSESSORS MAP 59, LOT 8
 PLAN BOOK 56 PAGE 639, LOT 4
 N/F SCOTLAND HIGH-STOCK TRUST

N41°36'39"W

1280.08'

S41°36'39"E

FLOOD ZONE AE
 ELEVATION = 62

LOT 1
 TOTAL AREA
 1,192,830 S.F. (27.4 Ac.)
 CONTIGUOUS UPLAND AREA
 532,900 S.F. (12.2 Ac.)

FLOOD ZONE AE
 ELEVATION = 62

ASSESSORS MAP 59, LOT 8
 PLAN BOOK 56 PAGE 639, LOT 4
 N/F SCOTLAND HIGH-STOCK TRUST

N48°23'21"E

800.00'

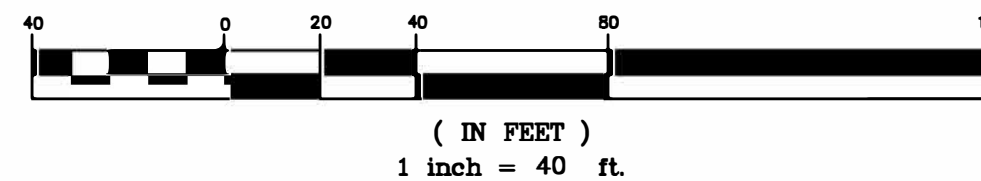
1,120.6'

FLOOD ZONE AE
 ELEVATION = 62

FLOOD ZONE AE
 ELEVATION = 62

1700.00'

GRAPHIC SCALE



THE HANDICAP SPACES SHOWN FOR PROPOSED BUILDING 2 COMPLY WITH 521 CMR 23.

ALL PARKING REQUIREMENTS ARE BASED ON TOWN OF BRIDGEWATER ZONING
 REGULATION SECTION 10.60 TABLE OF OFF-STREET PARKING REQUIREMENTS UNDER
 COMMERCIAL SPACE AND WAREHOUSE / DISTRIBUTION

OFFICE SPACE: 1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA
 WAREHOUSE / DISTRIBUTION: 1 SPACE FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA

PROPOSED BUILDING 2:

OFFICE SPACE = 7,350 SQUARE FEET
 7,350 SQUARE FEET / 300 = 24.5 SPACES REQUIRED
 WAREHOUSE / DISTRIBUTION SPACE = 43,956 SQUARE FEET
 43,956 SQUARE FEET / 1,000 = 43.9 SPACES REQUIRED
 TOTAL PARKING SPACES REQUIRED = 68.4
 TOTAL PARKING SPACES PROVIDED = 143

ZONED: I-A (INDUSTRIAL A)

	REQUIRED	LOT 1 BUILDING 2 PROPOSED
MIN. LOT SIZE:	40,000 S.F.	1,192,830 S.F.
MIN. LOT FRONTAGE:	200 FT	200 FT
MIN. FRONT SETBACK:	40 FT	400+ FT
MIN. REAR SETBACK:	40 FT	499.2 FT
MIN. SIDE SETBACK:	25 FT	255.9 FT
MAX. % LOT COVERAGE: (PROPOSED BUILDING 2)	70%	5.0%
MAX. % IMPERVIOUS:	50%	20.6%

NOTE: CALCULATED LOT AREA = 1,192,830 S.F.
 CALCULATED LOT COVERAGE PROPOSED BUILDING 2 = 60,000± S.F.
 CALCULATED TOTAL IMPERVIOUS AREA = 246,027 S.F.

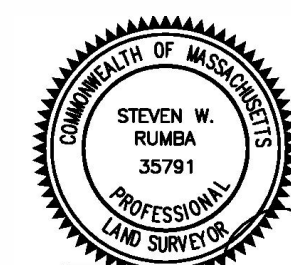
NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE TOWN OF BRIDGEWATER AND THE PUBLIC WORKS DEPARTMENT SPECIFICATIONS.
- ALL WORK TO CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATIONS FOR ALL ROADWAY CONSTRUCTION METHODS AND MATERIALS.
- CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE (888-DIGSAFE) AND ANY APPLICABLE UTILITY COMPANIES PRIOR TO STARTING WORK. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY.

**Proposed 75,000 SF
 Building
 60,000 SF
 Footprint**

LEGEND

CCB	CAPE COD BERM
LI	LANDSCAPE ISLAND
SW	SIDEWALK
	ADA COMPLIANT HANDICAP RAMP
	MECHANICAL ROOM
	BATHROOM
WF 36B	2015 ANRAD APPLICATION (NEW REVISED LINE)
	EXIST. WETLAND
	EXISTING UTILITY POLE
	BOUND TO BE SET



4-21-2017

PLANNING BOARD SIGNATURE BLOCK
 SITE PLAN APPROVAL

DATE:

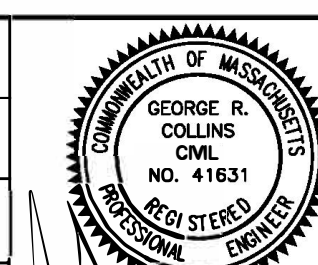
REV.	DATE	DESCRIPTION	BY	APP.

BUILDING AND PARKING LOCATION PLAN 2 OF 2

"SCOTLAND INDUSTRIAL PARK LOT 1"
 SCOTLAND BOULEVARD
 BRIDGEWATER, PLYMOUTH COUNTY,
 MASSACHUSETTS

SITE PLAN SHEET 5 OF 22

SCALE:
 1" = 40'
 DATE:
 4-21-2017



APPLICANT
 SCOTLAND HIGH-STOCK TRUST
 THEODORE E. PARKER, JR., TRUSTEE
 21 PARKER DRIVE, AVON, MA 02322

DRAWN BY:
 DJK
 DESIGNED BY:
 DJK

4-21-2017

COLLINS CIVIL ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES
 225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379
 TEL:508-580-2332 MOBILE: 617-347-1383 E-MAIL:GRCPE@AOL.COM

CHECKED BY:
 GRC
 APPROVED BY:
 GRC

DRAWING NO.
 PROJECT NO.
 16-182-433

S41°36'39"E

FLOOD ZONE AE
 ELEVATION = 62

LOT 1
 TOTAL AREA
 1,92,830 S.F. (27.4 Ac.)
 CONTIGUOUS UPLAND AREA
 532,900 S.F. (12.2 Ac.)

FLOOD ZONE AE
 ELEVATION = 62

LOAM & SEED 3:1 MAX. SLOPE
 SNOW REMOVAL AREA

LOAM & SEED 3:1 MAX. SLOPE
 SNOW REMOVAL AREA

LOAM & SEED 3:1 MAX. SLOPE

LOAM & SEED 3:1 MAX. SLOPE
 SNOW REMOVAL AREA

LOAM & SEED 3:1 MAX. SLOPE
 SNOW REMOVAL AREA

FLOOD ZONE AE
 ELEVATION = 62

LOAM & SEED 3:1 MAX. SLOPE
 SNOW REMOVAL AREA

Option # 2

WAREHOUSE
 FL. = 73.25

OFFICE
 73.25

LIGHTING SPECIFICATIONS:

PROPOSED LIGHT FIXTURE:

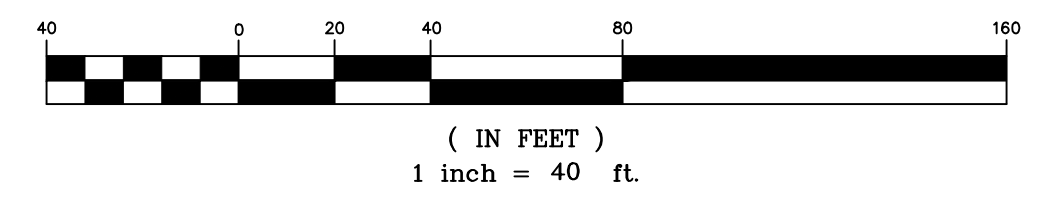
M.L.F. FIXTURES MOUNTED ON WALLS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE TOWN OF BRIDGEWATER AND APPROVED BY THE BRIDGEWATER PLANNING BOARD.

AN AVERAGE OF TWO FOOT CANDLES IS REQUIRED THROUGH THE ENTIRE SITE. OUTSIDE WALL MOUNTED FIXTURES SHOULD NOT BE ALLOWED TO SHINE OR DISTURB NEIGHBORING PROPERTY.

WHERE WALL TYPE LIGHTING FIXTURES ARE UTILIZED FOR OUTDOOR LIGHTING, THE FIXTURE SHALL BE EQUIPPED WITH A PRISMATIC LENS AND LIGHTING SHIELD TO REDUCE GLARE. WALL-PACK LIGHTING SHALL BE DESIGNED TO A MAXIMUM CUTOFF OF (70) DEGREES FROM VERTICAL. THE LOCATION OF THE WALL-PACK SHALL NOT EXCEED 20 FEET IN HEIGHT.

1700.00'

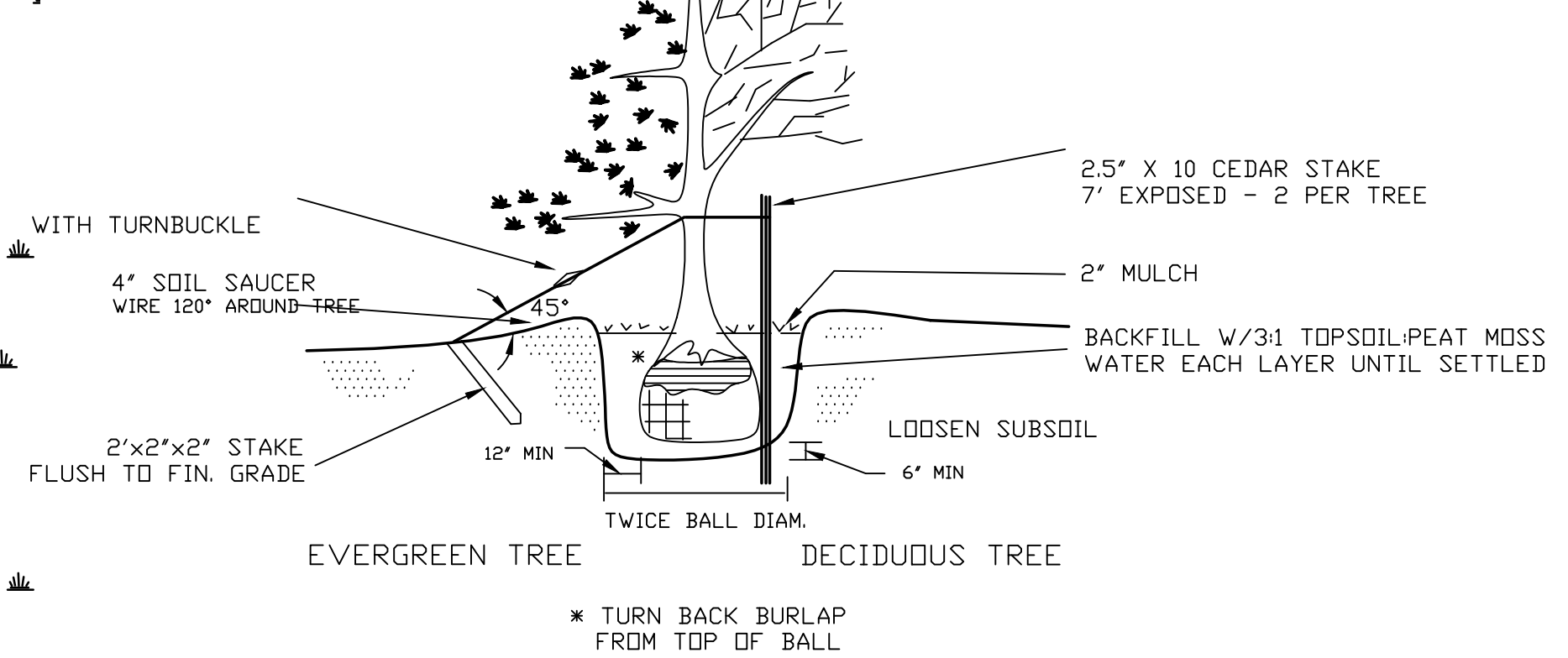
GRAPHIC SCALE



NOTE: WRAP DECIDUOUS TREES (1' CAL.+) WITH BURLAP OR ASPHALTIC KRINKLE KRAFT TREE WRAP.

EVERGREEN - GROUND LINE TO BE AS EXISTED AT NURSERY

DECIDUOUS - PRUNE BACK .25' ON-SITE SPRAY W/ANTIDESSICANT IF FOLIAGE PRESENT.



TREE PLANTING DETAIL
 (NOT TO SCALE)

NOTE: TREES OF NURSERY STOCK CONFORMING TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, OF A SPECIES APPROVED BY THE BOARD, SHALL BE PLANTED ON EACH SIDE OF EACH STREET. STREET TREES SHALL BE LOCATED OUTSIDE THE RIGHT-OF-WAY OR AT THE DISCRETION OF THE BOARD WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY APPROXIMATELY AT FORTY FOOT (40') INTERVALS; SHALL BE AT LEAST TWELVE (12') IN HEIGHT; TWO INCHES (2") IN CALIPER MEASURED FOUR FEET (4') ABOVE THE APPROVED GRADE.

PLANTING INSTRUCTIONS:

1. DIG EACH HOLE SO THAT IT IS JUST SHALLOWER THAN THE ROOT BALL AND AT LEAST TWICE THE WIDTH.
2. LOOSEN THE SOIL IN THE PLANTING HOLE SO THE ROOTS CAN EASILY BREAK THROUGH. USE A SHOVEL OR TRY DRAGGING THE POINTS OF A PITCH FORK ALONG THE SIDES AND BOTTOM OF THE HOLE.
3. SEPARATE THE ROOTS OF THE PLANT GENTLY WITH YOUR FINGERS AND POSITION THEM DOWNWARD IN THE HOLE.
4. THE TOP OF THE ROOT FLARE, WHERE THE ROOTS END AND THE TRUNK BEGINS, SHOULD BE ABOUT AN INCH ABOVE THE SURROUNDING SOIL.
5. MAKE SURE THE PLANT IS EXACTLY VERTICAL IN THE HOLE. USE A LEVEL TO MAKE IT JUST RIGHT.
6. AS YOU BACKFILL THE HOLE, APPLY WATER TO REMOVE AIR POCKETS. REMOVE DEBRIS LIKE STONES AND GRASS AND COMPLETELY BREAK UP ANY DIRT CLUMPS.
7. WATER PLANTS AGAIN AFTER TRANSPLANT IS COMPLETE. TO HELP RETAIN SOME OF THE MOISTURE, IT'S RECOMMENDED THAT YOU PLACE MULCH AROUND EACH PLANT TO A DEPTH OF 4" UP TO BUT NOT TOUCHING THE TRUNK. ORGANIC MULCHES SUCH AS WOOD CHIPS ALSO HELP TO BETTER SOIL STRUCTURE AS THEY DECOMPOSE.

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE TOWN OF BRIDGEWATER AND THE PUBLIC WORKS DEPARTMENT SPECIFICATIONS.
2. ALL WORK TO CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATIONS FOR ALL ROADWAY CONSTRUCTION METHODS AND MATERIALS.
3. CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE (888-DIGSAFE) AND ANY APPLICABLE UTILITY COMPANIES PRIOR TO STARTING WORK. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY.

PLANNING BOARD SIGNATURE BLOCK
 SITE PLAN APPROVAL

DATE: _____

REV.	DATE	DESCRIPTION	BY	APP.

LANDSCAPE & LIGHTING PLAN 2 OF 2

<p>"SCOTLAND INDUSTRIAL PARK LOT 1" SCOTLAND BOULEVARD BRIDGEWATER, PLYMOUTH COUNTY, MASSACHUSETTS</p>		<p>SITE PLAN SHEET 21 OF 22</p>	
<p>APPLICANT SCOTLAND HIGH-STOCK TRUST THEODORE E. PARKER, JR., TRUSTEE 21 PARKER DRIVE, AVON, MA 02322</p>		<p>SCALE: 1" = 40' DATE: 4-21-2017</p>	
<p>CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES 225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379 TEL:508-580-2332 MOBILE: 617-347-1383 E-MAIL:GRCPE@AOL.COM</p>		<p>DRAWN BY: DJK DESIGNED BY: DJK CHECKED BY: GRC APPROVED BY: GRC</p>	
<p>DATE: 4-21-2017</p>		<p>DRAWING NO. PROJECT NO. 16-182-433</p>	

