

INDUSTRIAL SPACE FOR LEASE



93,074 SF WAREHOUSE SPACE

262 Swansea Mall Drive, 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: | Negotiable |
| Available SF: | 13,426 - 93,074 SF |
| Building Size: | 600,000 SF |
| Zoning: | Business B (BB) /Mall Overlay District |

| SPACES | LEASE RATE | SPACE SIZE |
|-------------|------------|--------------------|
| Middle Unit | Negotiable | 20,000 - 93,074 SF |
| End Unit | Negotiable | 13,426 SF |

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PROPERTY DESCRIPTION

93,074 SF (sub-dividable based on Tenant needs) of contiguous warehouse/flex space is available for lease at Swansea Center. Preliminary plans have been developed for the installation of loading doors (dock height, grade level, etc.). An additional 13,426 SF of industrial end-cap space with two (2) grade level overhead doors is also available. Ample on-site paved areas also exist for car and/or truck parking.

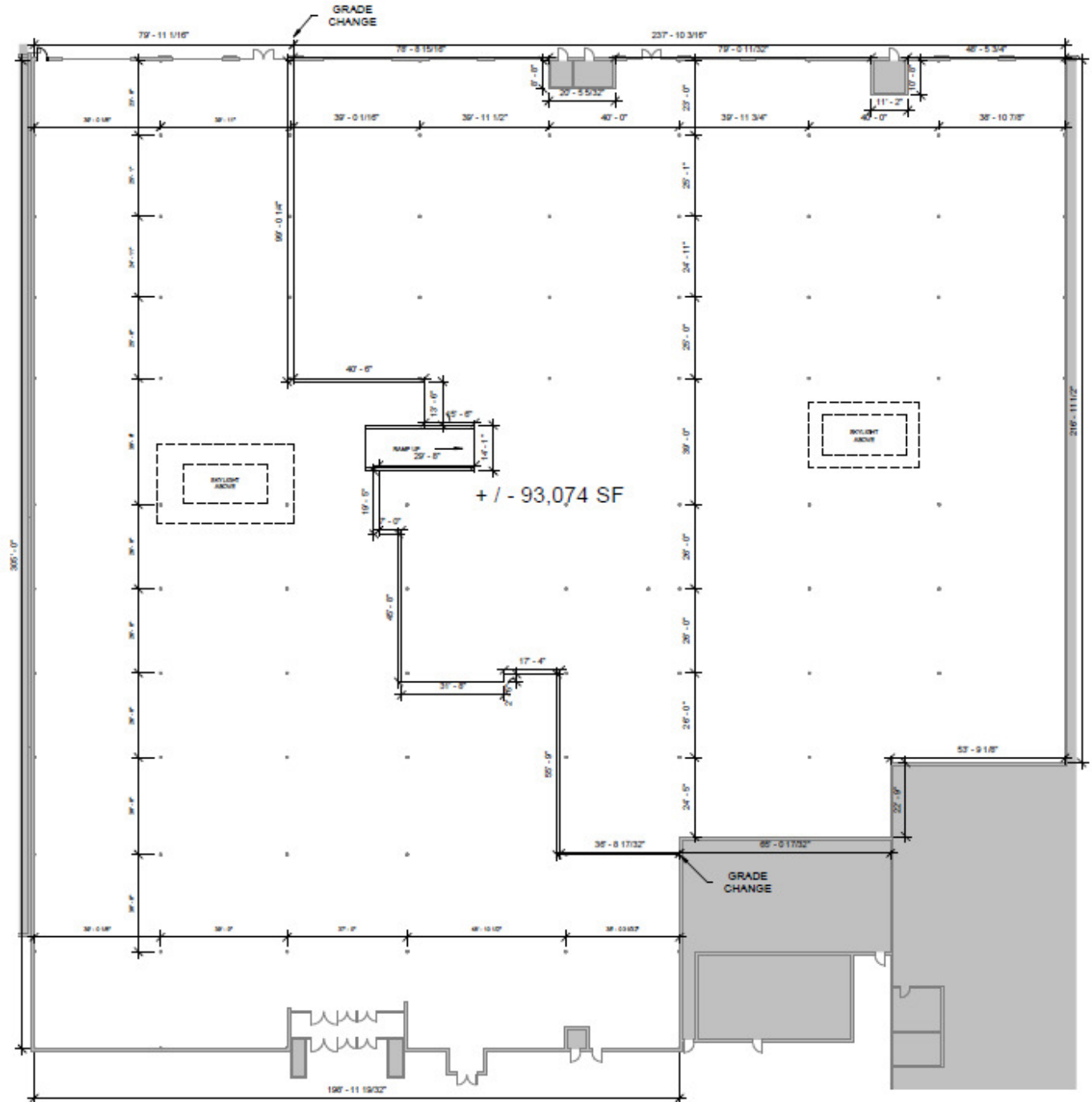
PROPERTY HIGHLIGHTS

- 93,074 SF of Industrial/Flex Space (Sub-Dividable)
- 13,426 SF End Cap Industrial Unit (Grade Level Doors)
- 14' to 21' Clear Ceiling Heights
- 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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FLOOR PLANS



Floor Plan - Middle Unit - 93,074 SF

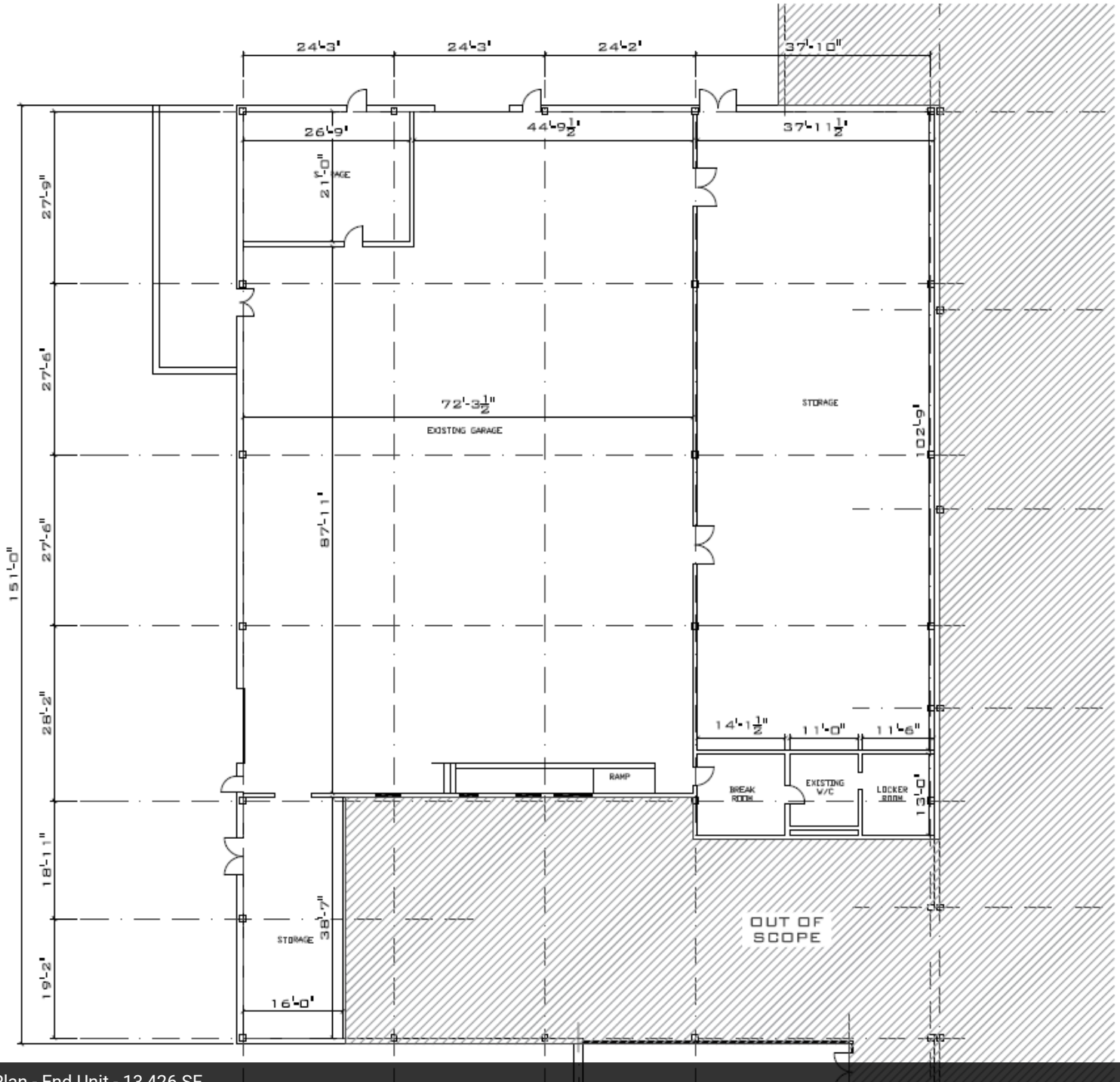
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FLOOR PLANS



Floor Plan - End Unit - 13,426 SF

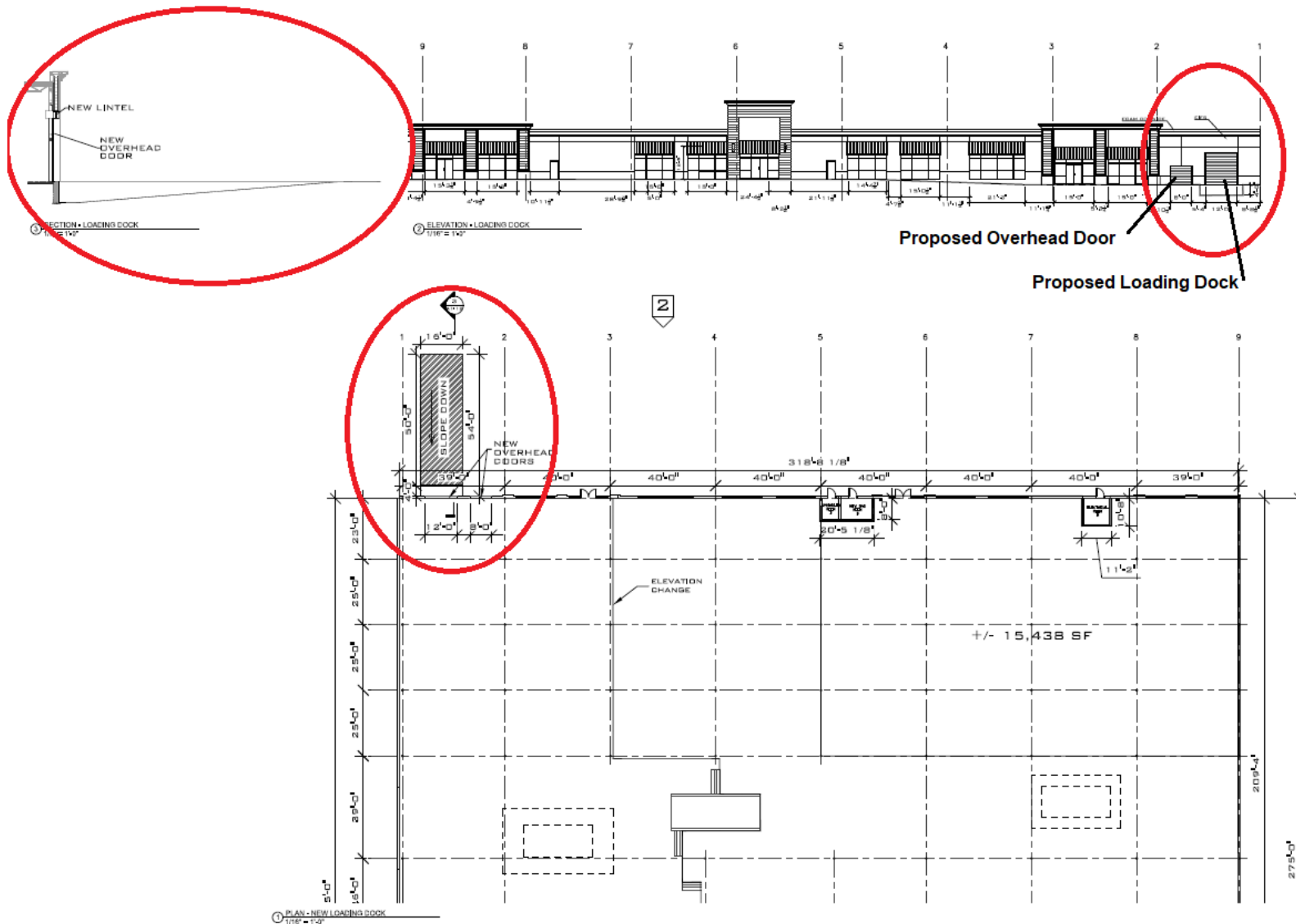
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PROPOSED LOADING PLANS



Plans for Proposed Loading Dock and Grade-Level Door

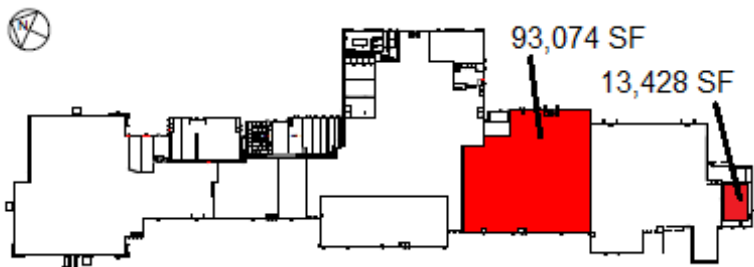
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ADDITIONAL PHOTOS & PLANS



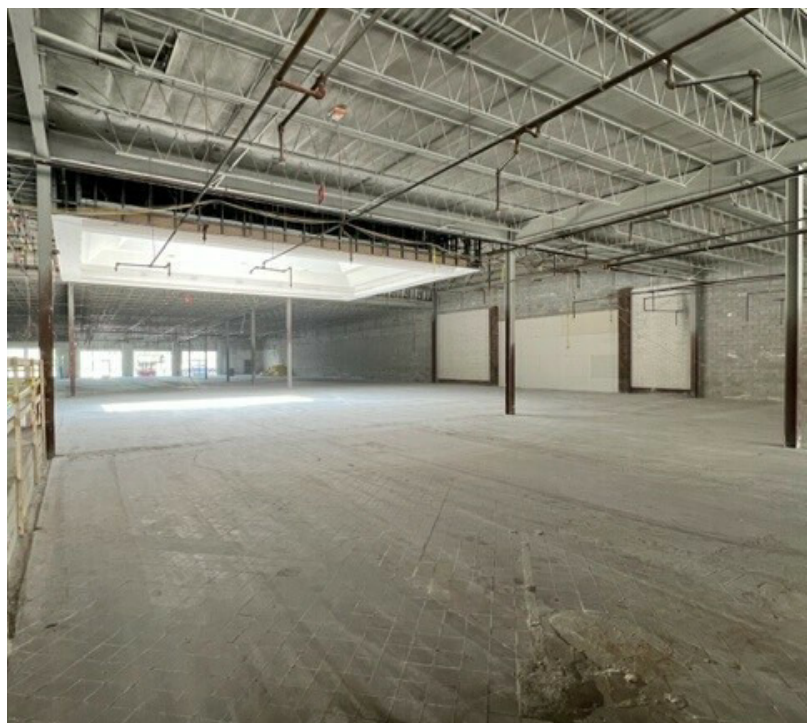
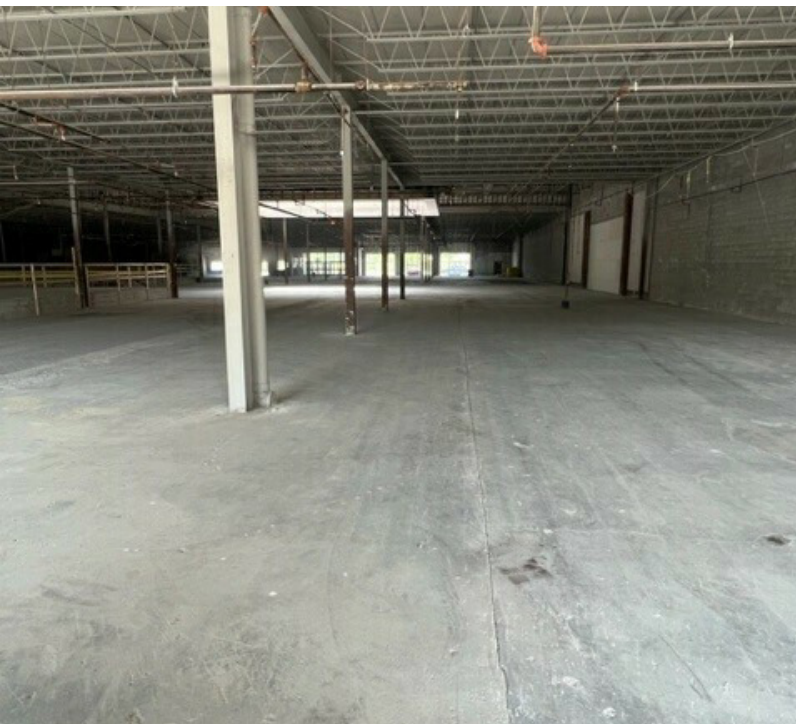
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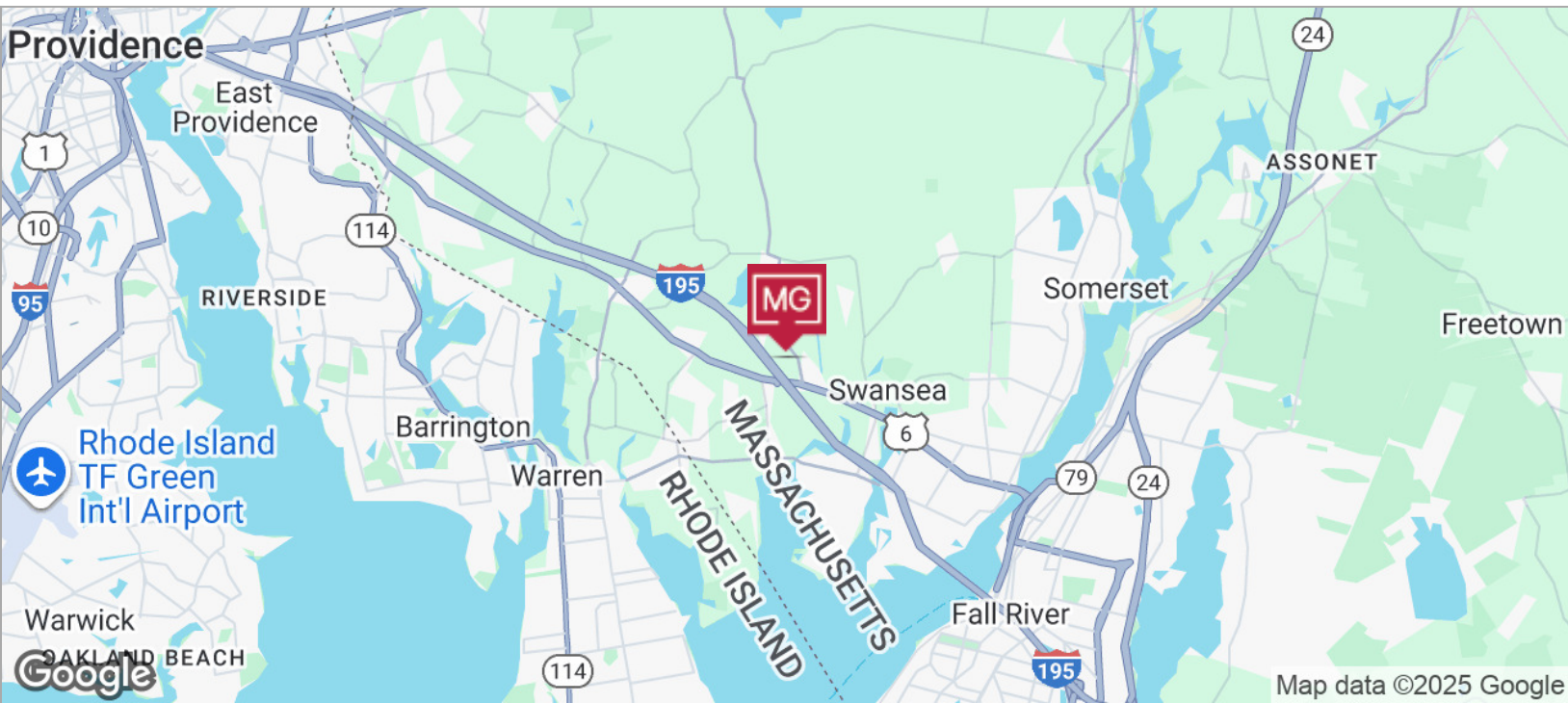


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LOCATION MAPS



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