

Eastern Marsh

COMMERCE PARK

INDUSTRIAL/FLEX UNITS
FOR SALE OR LEASE

±2,392 SF - 88,504 SF



154 Lafayette Road

SALISBURY, MASSACHUSETTS 01952



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Eastern Marsh

COMMERCE PARK

Eastern Marsh Commerce Park is a proposed ±88,504 SF small-bay flex development located in Salisbury, Massachusetts, consisting of four buildings and 37 units designed to accommodate a variety of commercial and light industrial users.

Phase I, with anticipated delivery in early 2027, will feature Building C, offering 16 units with **±2,392 SF**. Each unit is designed with **flexible warehouse/workspace**, a dedicated office, overhead loading door, mezzanine accessible by staircase, and a private restroom.

Units will be available for **individual lease or sale**. In addition, each building may be leased or purchased individually or collectively, offering **maximum flexibility** for owner-users, investors, and growing businesses.

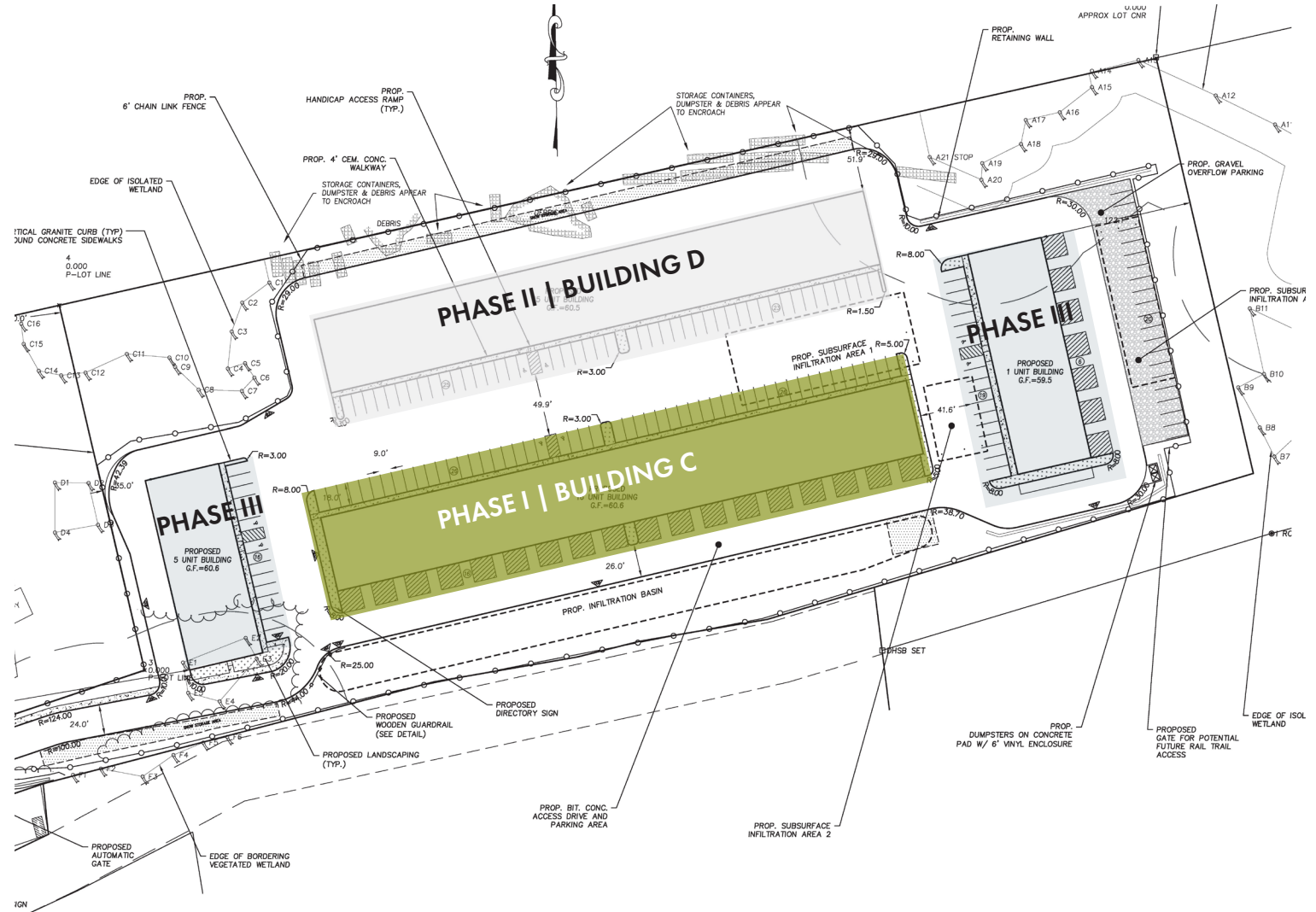


Eastern Marsh

COMMERCE PARK

PROPERTY SUMMARY

LOT SIZE	7.92 Acres
ZONING	LM-B
TYPE	Industrial/Flex
TOTAL SF	88,504 SF
NO. OF BUILDINGS	Four (4)
NO. OF UNITS	37
PARKING SPACES	215
EXPECTED DELIVERY	Phase I: Early 2027





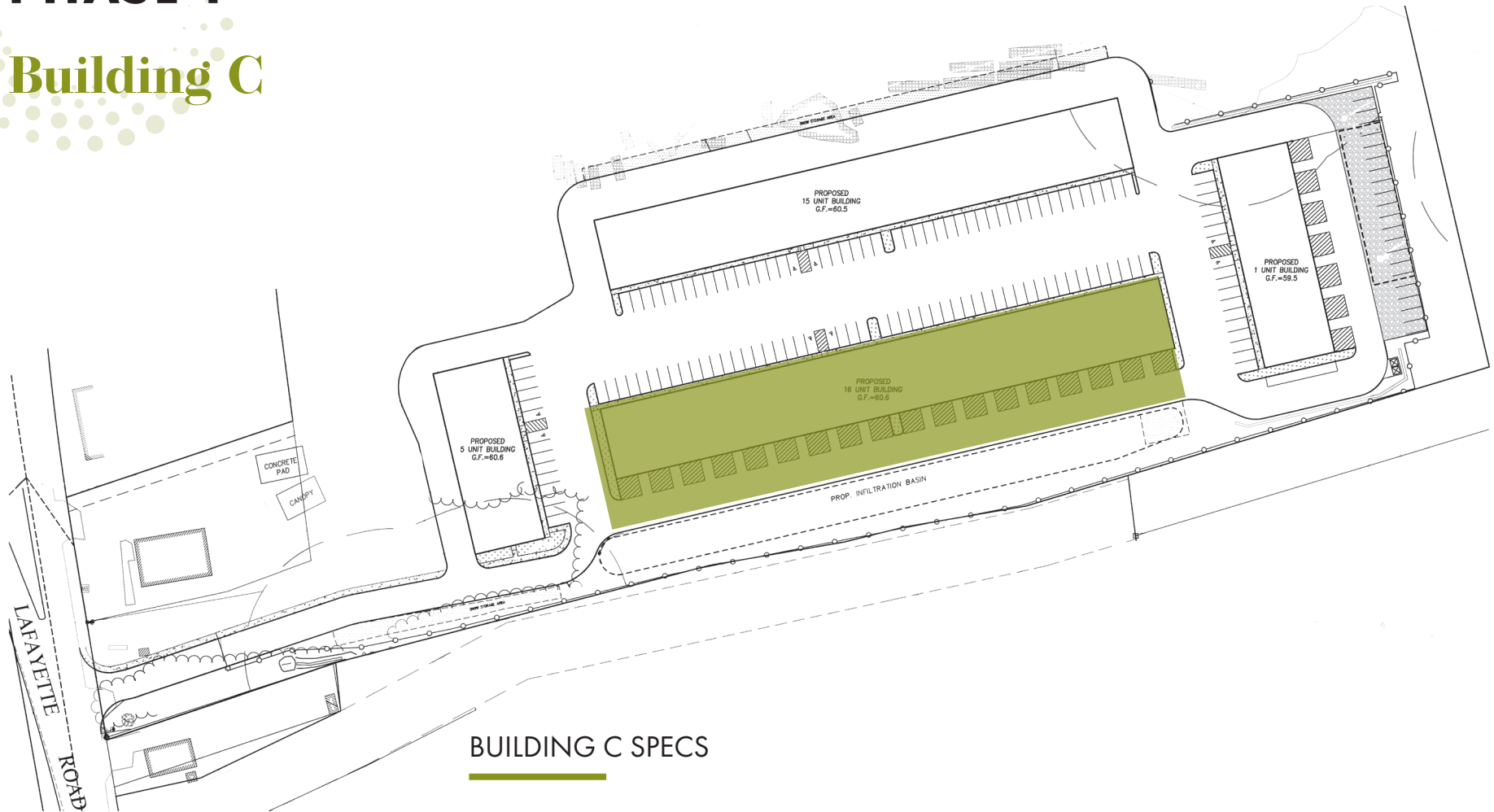
Phase I | Building C

EXPECTED DELIVERY EARLY 2027



PHASE 1

Building C



BUILDING C SPECS

No. of Units	16
Total SF	±38,272 SF
Clear Height	±20'0"
Power	200 Amp 3-Phase *Additional 200amps available upon request
Sprinklers	Yes

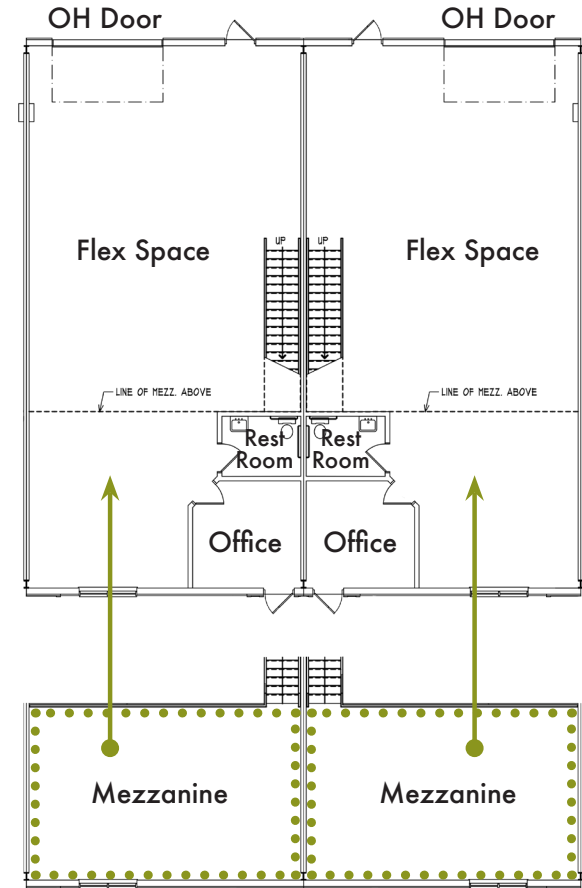
Loading	16 overhead doors; one (1) per unit (12'x14')
Parking	80 surface spaces; five (5) spaces per unit
Office	16 offices; one (1) office per unit (12'x12')
Restrooms	16 restrooms; one (1) restroom per unit

FLOOR PLANS

Building C | Units 1-16

UNIT SPECIFICATIONS

Unit SF	±2,392 SF <ul style="list-style-type: none">±1,800 SF Flex Space including one (1) office (12'x12') and one (1) restroom±592 SF Mezzanine
Clear Height	±20'0"
Loading	One (1) overhead door (12'x14')
Power	200 Amp 3-Phase (Additional 200 Amps available upon request)
Parking	Five (5) assigned surface parking spaces



Front Elevation Rendering



Rear Elevation Rendering

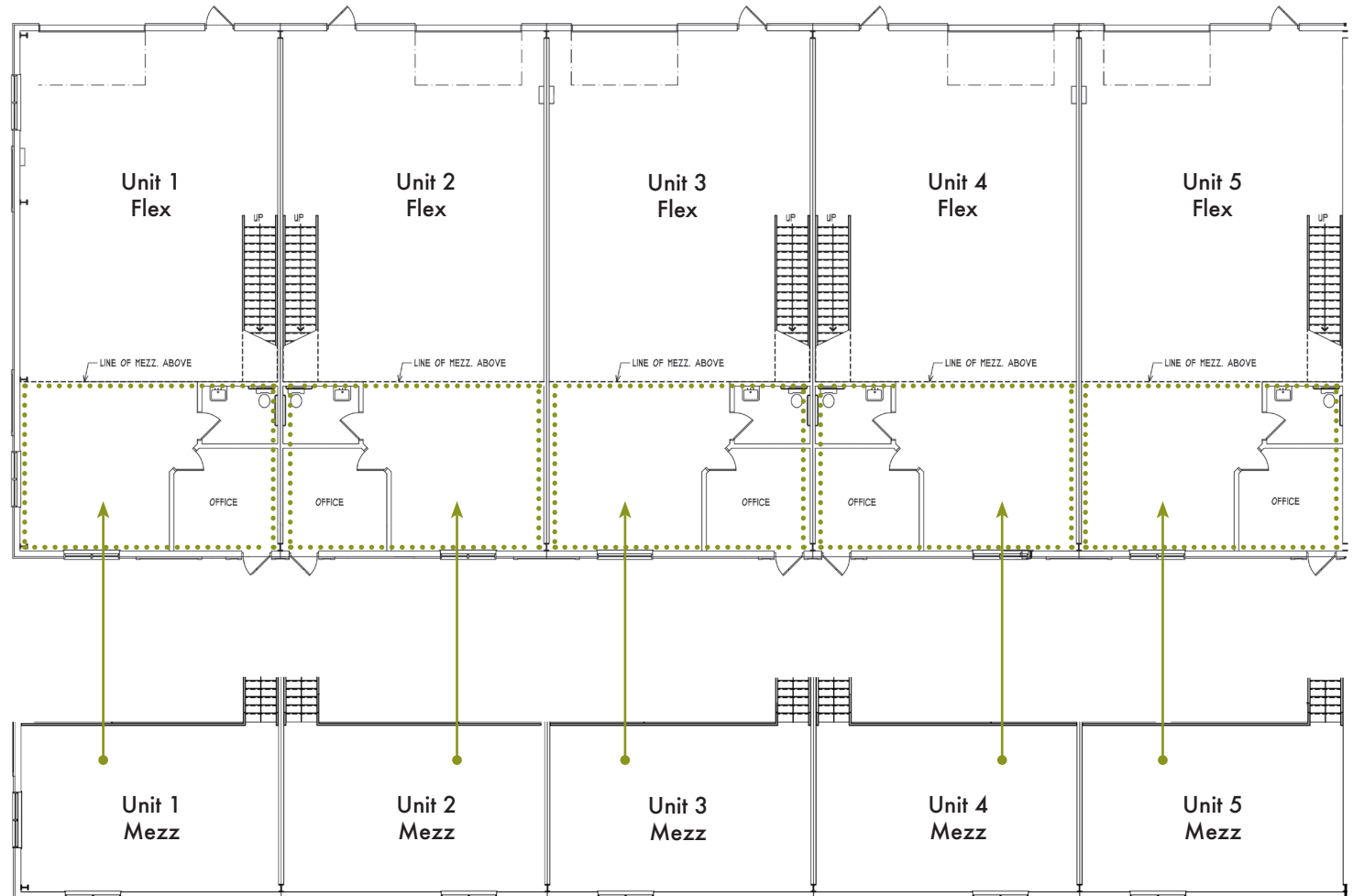


FLOOR PLANS

Building C | Units 1-5

UNIT SQUARE FOOTAGE

Unit 1	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz
Unit 2	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz
Unit 3	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz
Unit 4	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz
Unit 5	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz

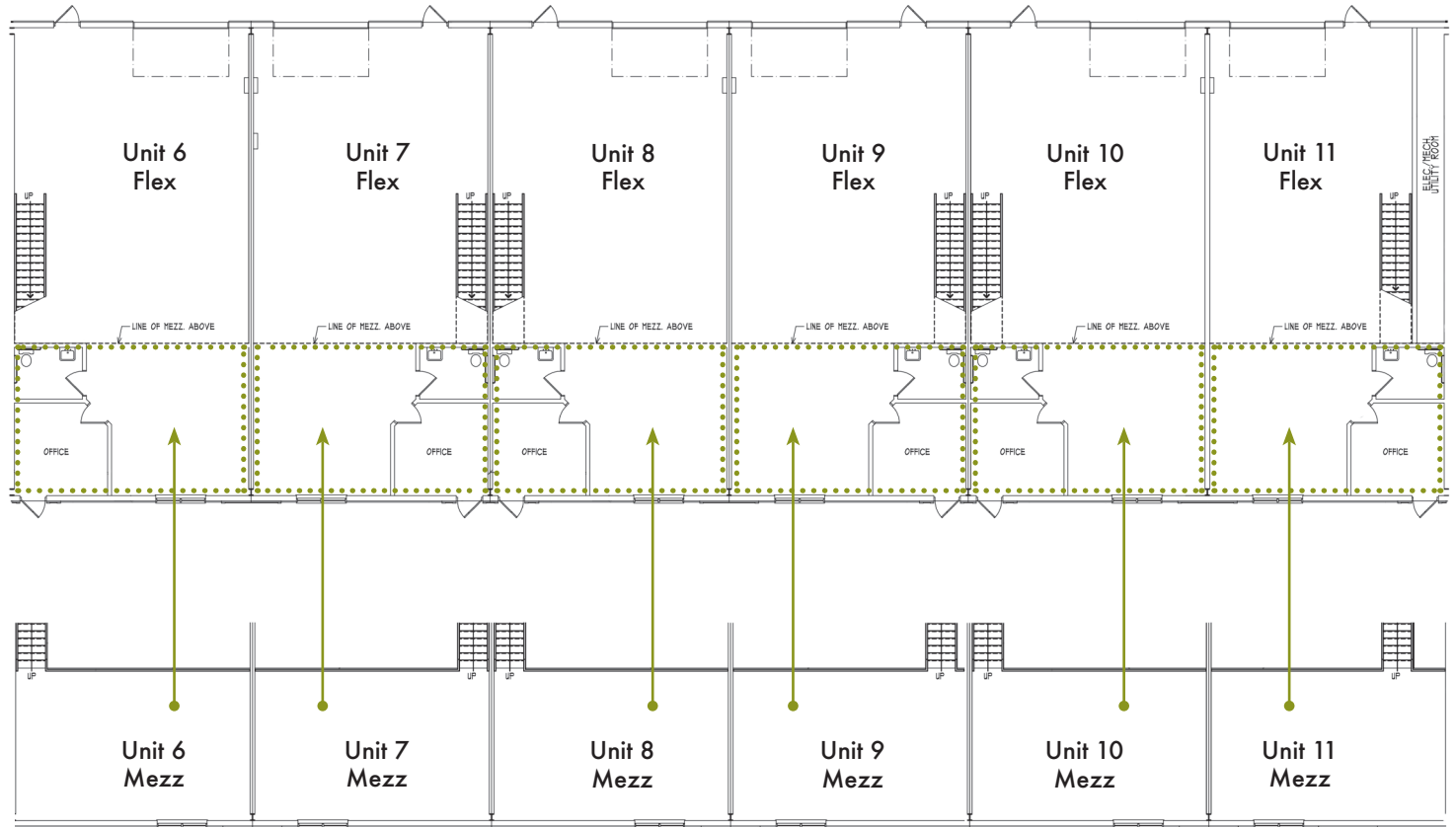


FLOOR PLANS

Building C | Units 6-11

UNIT SQUARE FOOTAGE

Unit 6	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz
Unit 7	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz
Unit 8	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz
Unit 9	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz
Unit 10	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz
Unit 11	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz

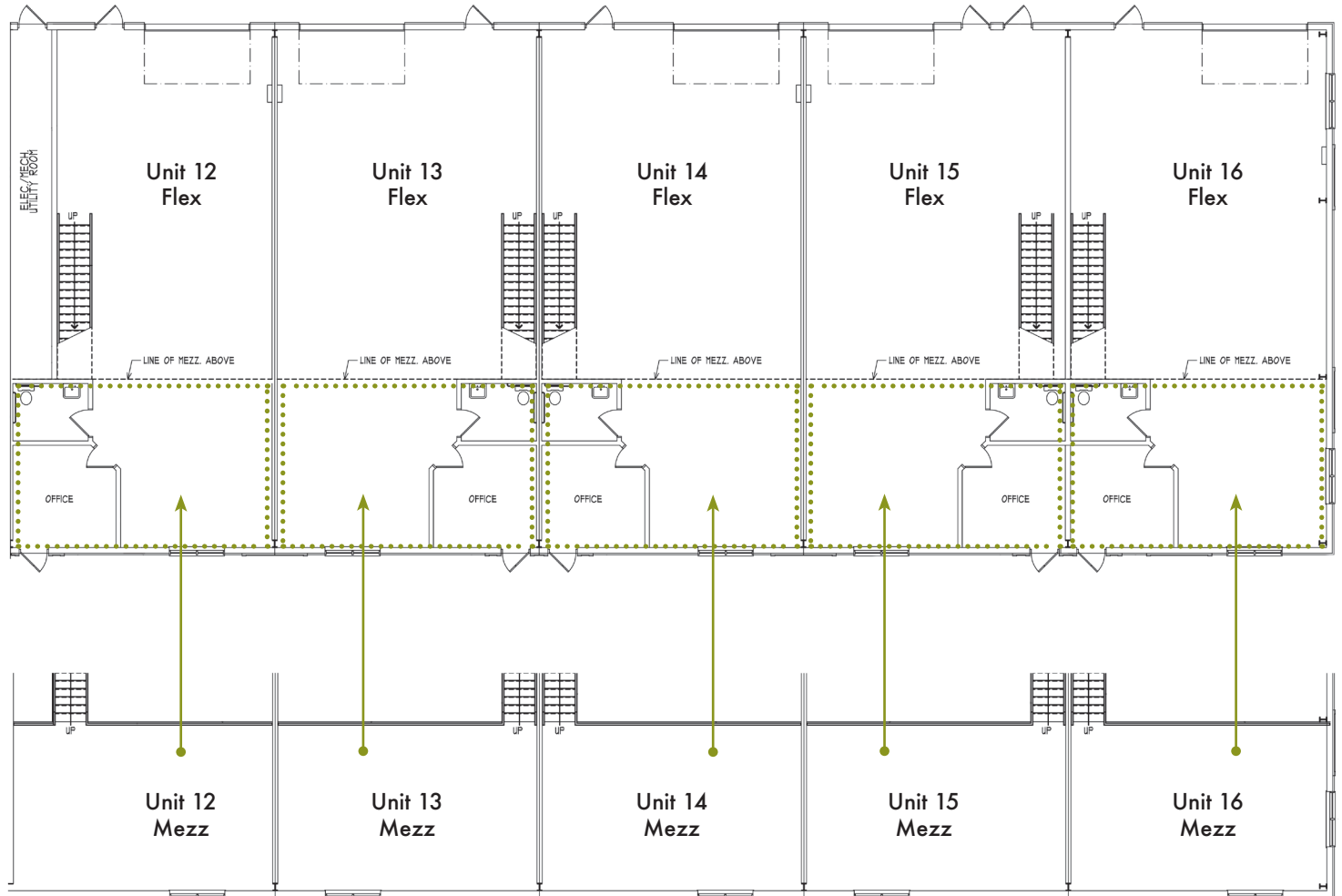


FLOOR PLANS

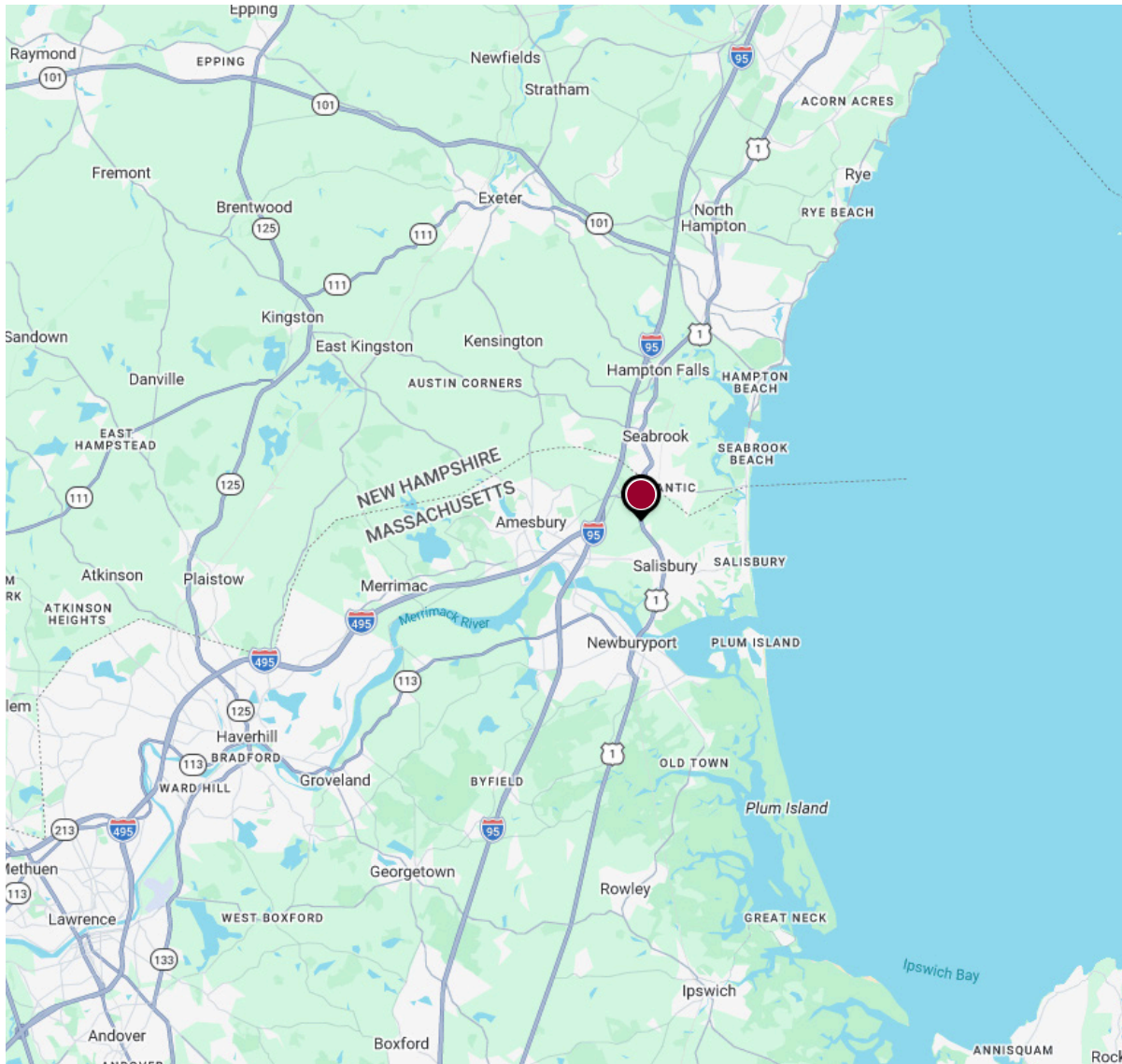
Building C | Units 12-16

UNIT SQUARE FOOTAGE

Unit 12	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz
Unit 13	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz
Unit 14	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz
Unit 15	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz
Unit 16	±2,392 SF <ul style="list-style-type: none"> • ±1,800 SF Flex • ±592 SF Mezz



LOCATION



CONTACT

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