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# Lincoln

WEST BRIDGEWATER, MA

±75,000 - 350,000 SF HIGH-BAY  
WAREHOUSE AVAILABLE FOR LEASE



## Recent Progress

NEW TRAFFIC LIGHT AT LINCOLN  
STREET INTERCHANGE



RELOCATION OF LINCOLN STREET

NEW HIGH-BAY CONSTRUCTION OPPORTUNITY  
FULLY DELIVERED  
SUBDIVISIBLE



DEBARTOLO  
DEVELOPMENT

CBRE

# 21 Lincoln Street

WEST BRIDGEWATER, MA

## Property Description

On behalf of DeBartolo Development, CBRE's Industrial Leasing Team is pleased to bring your attention to the availability of  $\pm 75,000 - 350,000$  SF of brand-new, Class A, high-bay warehouse space at 21 Lincoln Street in West Bridgewater, Massachusetts. The building features 71 tailboard loading docks, 2 drive-in doors, 36' clear height, and ample pavement for both auto, van, and trailer storage. This facility is conveniently located just off of Route 24 and is 4 miles from I-495, and 20 miles from Boston. Corporate neighbors include Shaw's, MBTA, Barrett Distribution, Ryder, Amazon, Mobile Mini, F.W. Webb, Shawmut Corporation, Polar Beverages, Cheer Pack North America, Sunburst EMS, AMA Transportation, and ABF Freight to name a few.

## Building Specifications

**Total Building:**  $\pm 75,000 - 350,000$  SF

**Office:** To Suit

**Site Area:**  $\pm 73.14$  acres

**Year Built:** 2025

**Clear Height:** 36'

**Building Dimensions:** 300' x 1166'

**Column Spacing:**

52' x 48' (typical bays)

52' x 60' (speed bay)

**Loading:**

71 tailboard loading docks

2 drive-in doors (14' x 16')

**Truck Court Depth:** 140' with 60' concrete apron

**Auto Parking:**  $\pm 113/1,000$  SF (395 parking spaces)

**Trailer Parking:** 76 trailer spaces

**Van Parking:** 9 van spaces

**Construction:** Tilt-up concrete wall panels

**Fire Protection:** ESFR sprinklers

**Lighting:** LED

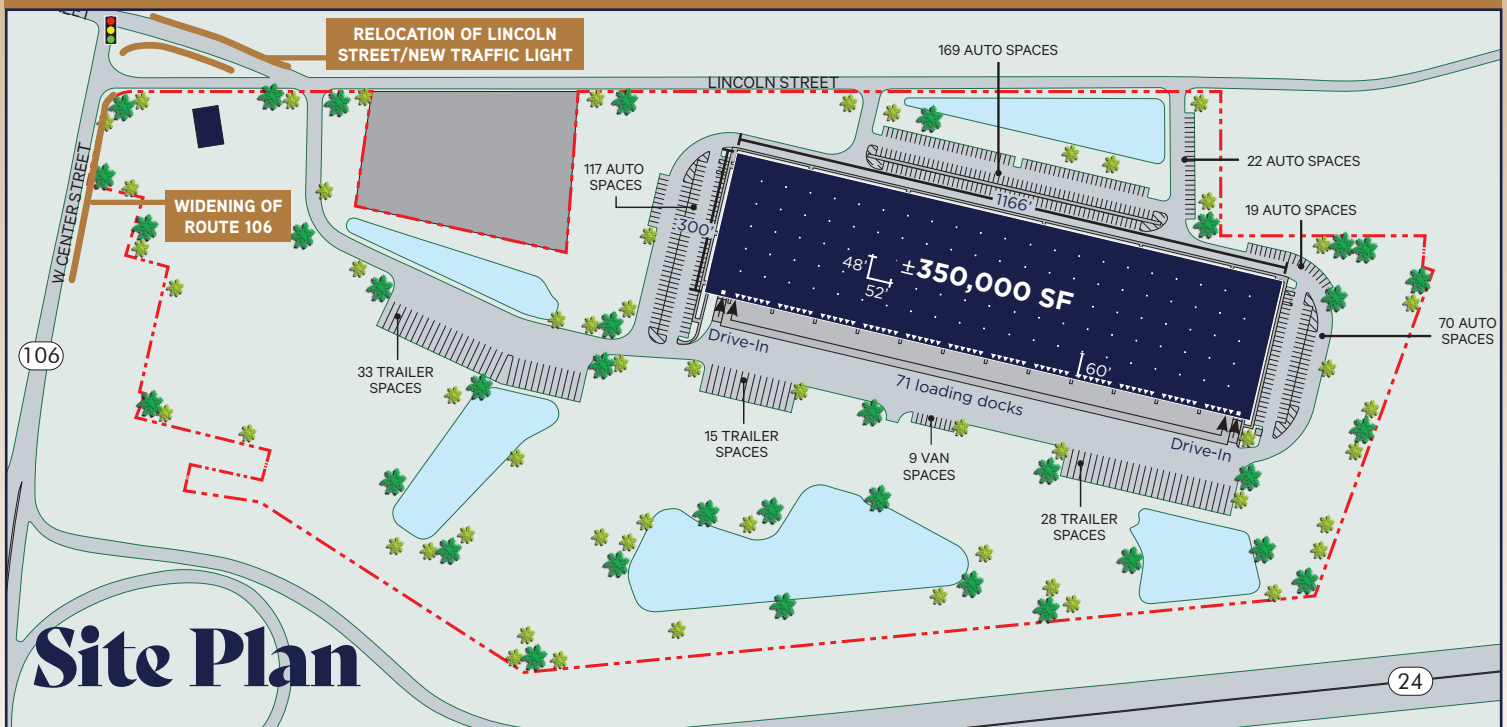
**Zoning:** Industrial/General Residential and Farming

**Floor Slab:** Ductilcrete

**Power:** 4,000A, 480/277V

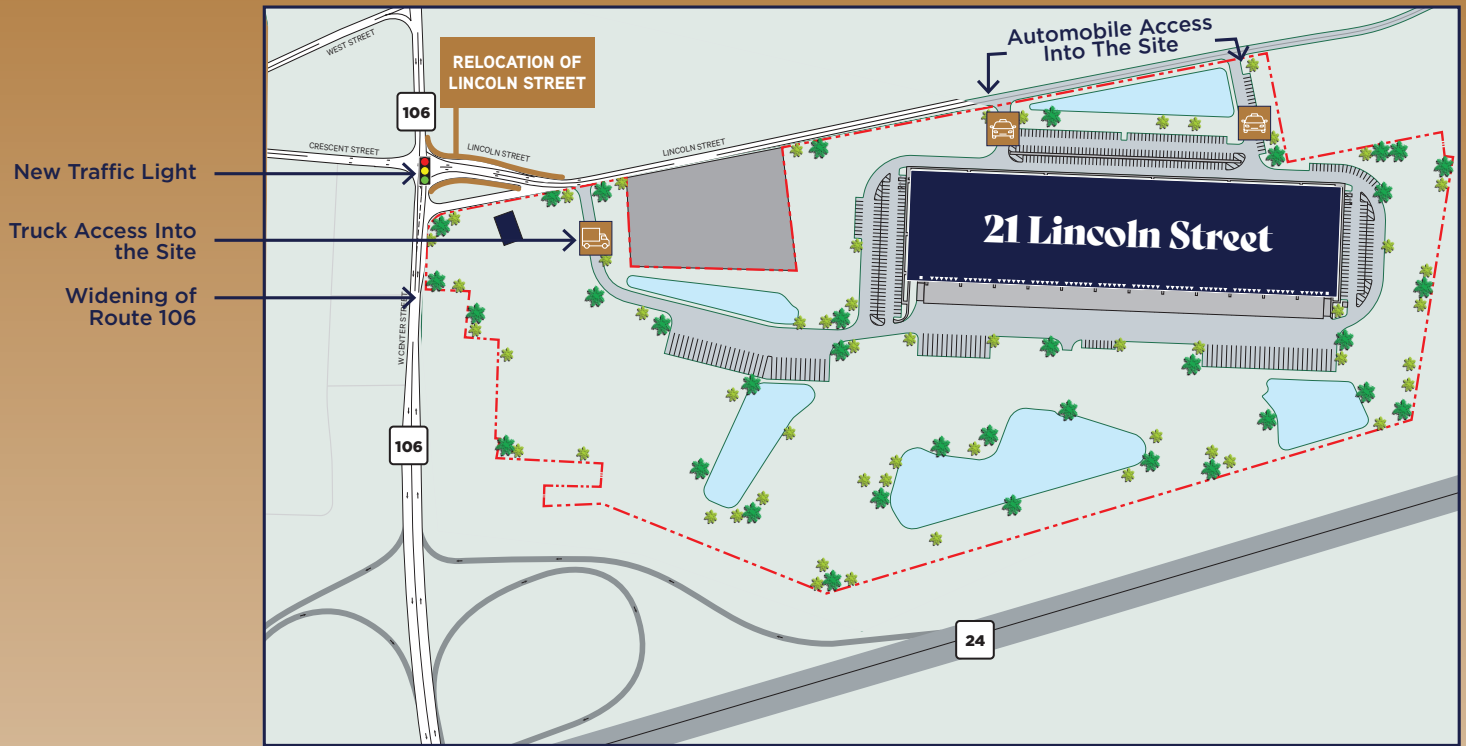
**Utilities:**

- **Water/Sewer:** Town of West Bridgewater
- **Gas:** Eversource
- **Electric:** National Grid



## Site Plan

# Site Improvements



# Recent Progress



# Location & Access

±75,000 - 350,000 SF

FOR LEASE



## Distance to:

- 24 Immediate
- 495 4 miles
- 95 11 miles
- 93 13 miles
- Boston: 28 miles
- Providence: 37 miles



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