

For Lease or Sale

7 Campanelli Drive, Assonet, MA

±550,000 SF

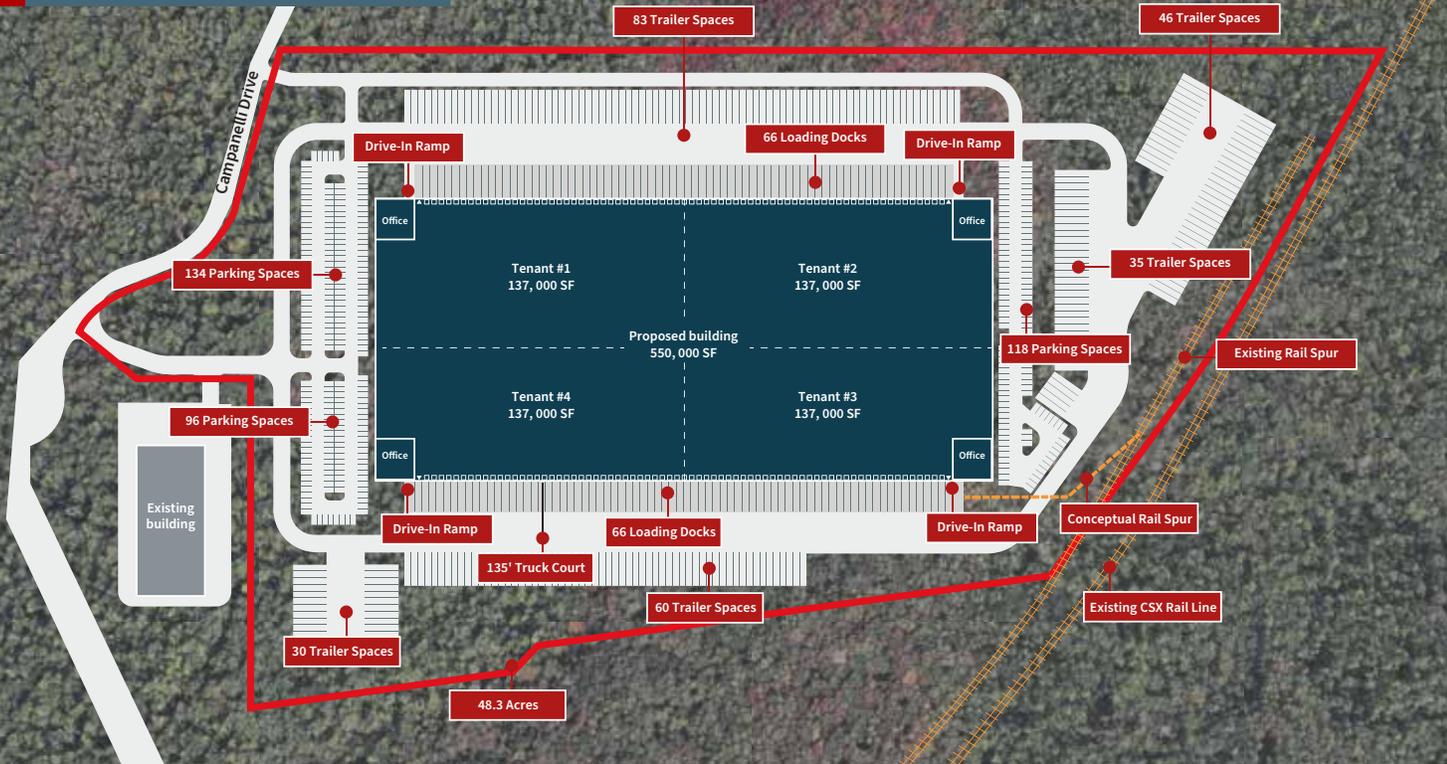
of Distribution Space Available

BEST-IN-CLASS

New Construction
Build-to-Suit
Opportunity



Site Plan



Building Highlights

■ Building Size

±550,000 SF

■ Available Space

+/-550,000 (Divisible to ±100,000 SF)

■ Spec Office

BTS

■ Land Area

±48.3 Acres

■ Rail

CSX Rail Access

■ Construction

Concrete Tilt Up Panels

■ Zoning

Industrial 2

■ Power

3000 AMP, 27/480 Volt,
3-Phase, 4-Wire Service

■ Ceiling Height

36'

■ Dimension

500' x 1,100'

■ Column Spacing

50' x 50' with 60' Speed Bays

■ Dock Doors

132 Docks

■ Dock Equipment

9' x 10'; 40K lb Mechanical Pit Levelers, Dock Seals, & Laminated Bumpers

■ Drive-In Doors

4 (12' X 14')

■ Truck Court

130' with a 60' Concrete pad - 8" Thickness

■ Car Parking

West Endcap 230 Stalls / East Endcap 118 Stalls

■ Trailer Parking

254 Trailer Stalls

■ Roof

60 Mil TPO with R-30 Insulation

■ Floor

7" Unreinforced Concrete Slab

■ Fire Suppression

ESFR

■ Heating

Direct Gas Fired Make Up Air Units to Maintain 50 Degrees Interior Temperature at 0 Degrees Outside

■ Lighting

LED

■ Outdoor Storage Space



CSX Rail Service



Regional Access

Distance to

Route 24

2 Min | 0.7 Miles

Worcester

1 Hour 20 Min | 69 Miles

Providence

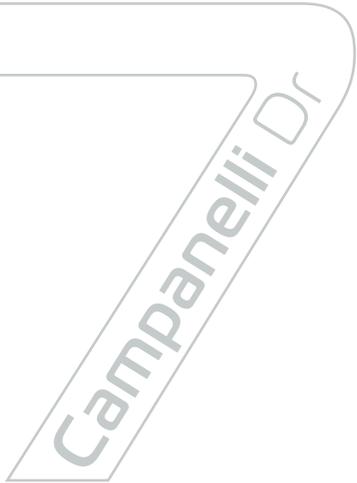
40 Min | 27 Miles

Hartford

1 Hour 50 min | 109 Miles

Boston

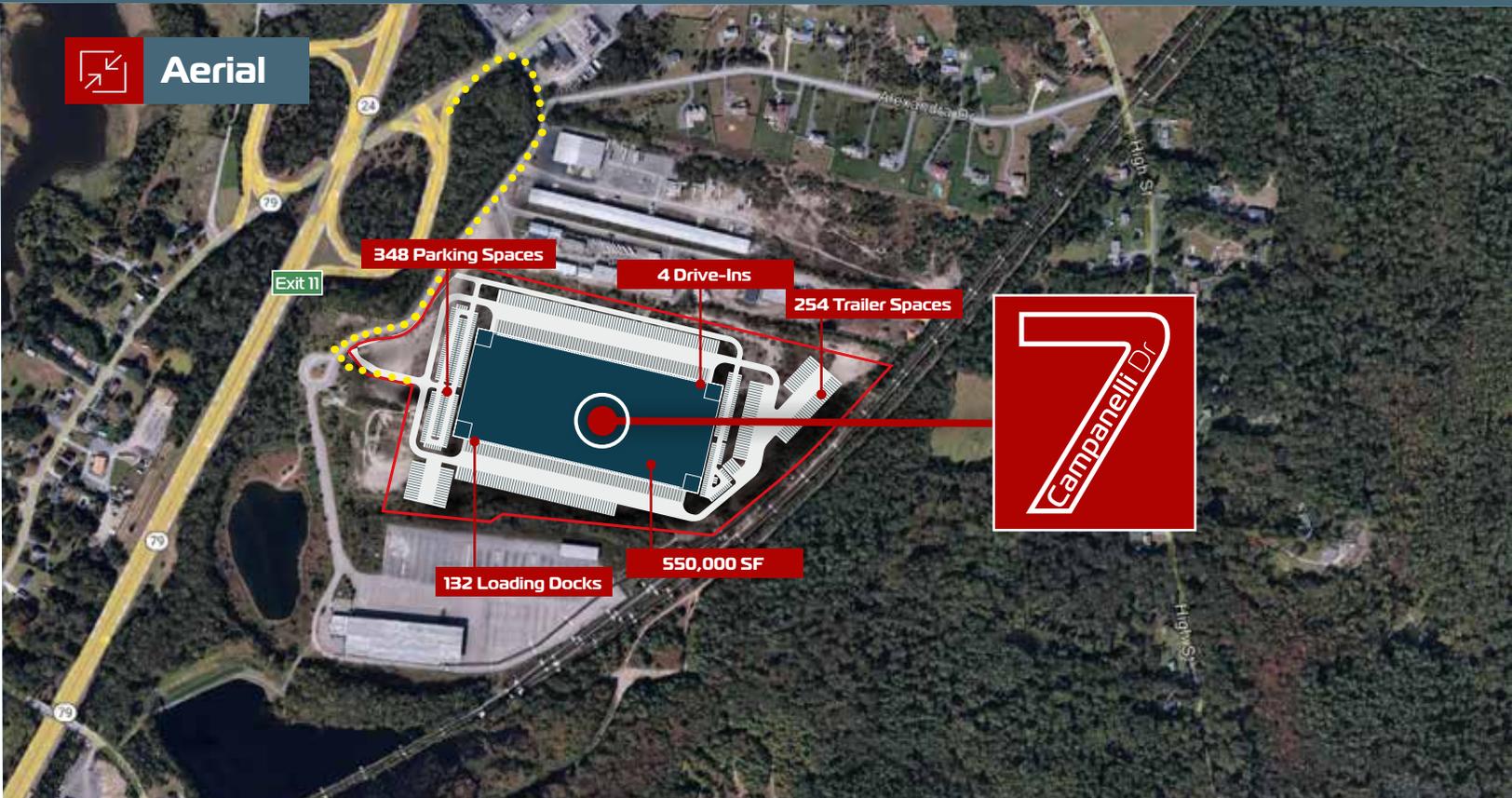
1 Hour 5 Min | 44 Miles



7 Campanelli Drive is located immediately off of Exit 11 on Route 24 and offers on-site CSX rail access.



Aerial





Surrounding Tenancy



Workplace Demographics	10 Miles	20 Miles	30 Miles
Population	262,556	1,321,062	2,432,640
Total Employees	102,223	582,238	1,117,398
Median Household Income	\$80,198	\$84,455	\$95,315



Capital Markets

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Leasing

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