

INDUSTRIAL PROPERTY FOR LEASE



SWANSEA CENTER

262 Swansea Mall Drive, Swansea, MA 02777

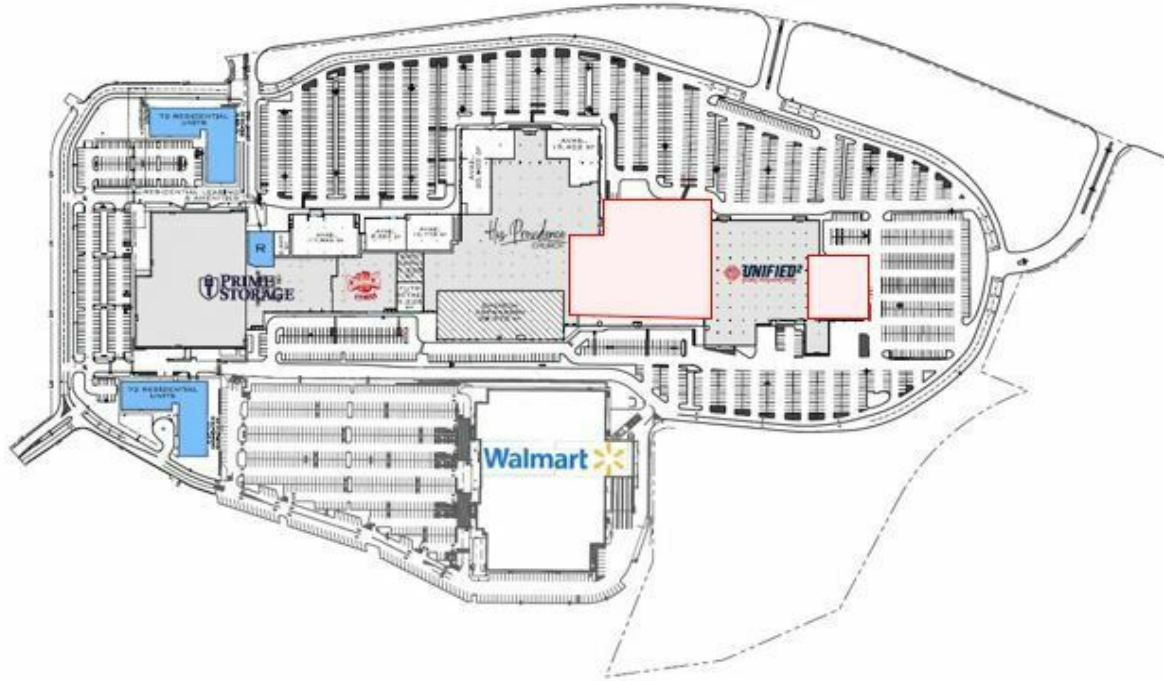
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MG COMMERCIAL
365 Eddy Street, Penthouse Suite
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Take advantage of a new unique, mixed use development at an interstate highway interchange, that includes some very clean and modern industrial space. 91,025 sf of new open space with large parking fields, loading, drive-in, new office space, all built to suit. Excellent for distribution, warehousing, assembly and many other uses. Also, 13,426 sf of space with overhead doors and large parking areas.

Office space, loading docks, overhead doors and many other space options can be tenant specific and designed/developed through the lease process by the landlords own internal architectural and engineering staff.

PROPERTY HIGHLIGHTS

- Immediate Highway Access at Exit 8 on I-195
- Large Parking Field for Cars / Trucks
- Up to 23' clear ceiling heights
- All Utilities Available (Gas, Electric, Sewer, Water)
- New LED lighting, roof

LOCATION DESCRIPTION

Located on the MA / RI border in southeastern MA. Immediate highway access at Exit 8 on I-195.

- 5 miles to Fall River
- 10 miles to Providence
- 50 miles to Boston

OFFERING SUMMARY

Lease Rate:	\$8.75 SF/yr (NNN)
Available SF:	13,426 - 91,025 SF
Building Size:	600,000 SF

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ADDITIONAL PHOTOS



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LOCATION MAPS



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