

INDUSTRIAL CONDO FOR SALE OR LEASE



SWANSEA CENTER

262 Swansea Mall Drive (Unit 14), Swansea, MA 02777

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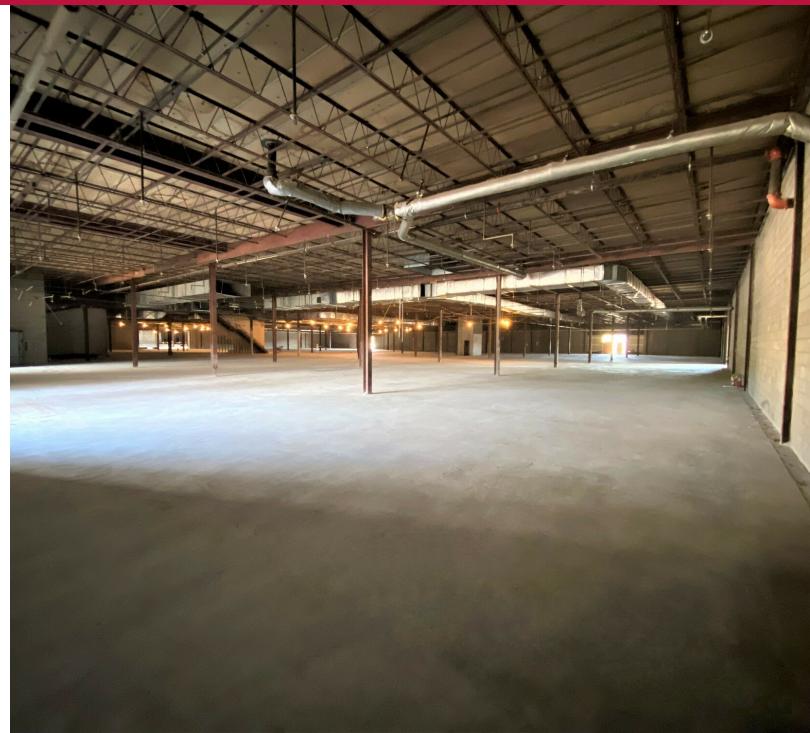
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

An industrial condo unit (Unit 14), consisting of a total of 106,229 SF +/-, is available for sale or lease at Swansea Center. The unit can be subdivided depending on tenant needs. 88,714 SF contains three (3) trailer height loading docks and 18' clear ceiling heights. 17,515 SF comprises the end cap and contains two (2) grade-level doors and 14' clear ceiling heights. Ample on-site paved areas also exist for car and/or truck parking.

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

Sale Price:	Withheld
Lease Rate:	\$8.75 SF/yr (NNN)
Available SF:	17,515 - 106,229 SF
Lot Size:	84 Acres
Condo Size:	106,229 SF

PROPERTY HIGHLIGHTS

- 106,229 SF +/- of Warehouse Space (Sub-Dividable)
- 14' to 18' Ceiling Heights to Beam
- Three (3) Trailer Height Loading Docks
- Two (2) Grade-Level Doors
- 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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BUILDING/SPACE DETAILS

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Available SF:	106,229 SF
Minimum Divisible:	17,515 SF
No. of Floors:	1
Loading Docks:	3
Grade Level Doors:	2
Clear Ceiling Heights (Beam):	14'-18'
Deck Height:	16'-20'
Column Spacing:	32' x 32'
Roof:	Rubber Membrane (2021)
Floor:	Concrete Slab
Sprinkler System:	Wet
OPEX Estimate:	\$2.48/SF



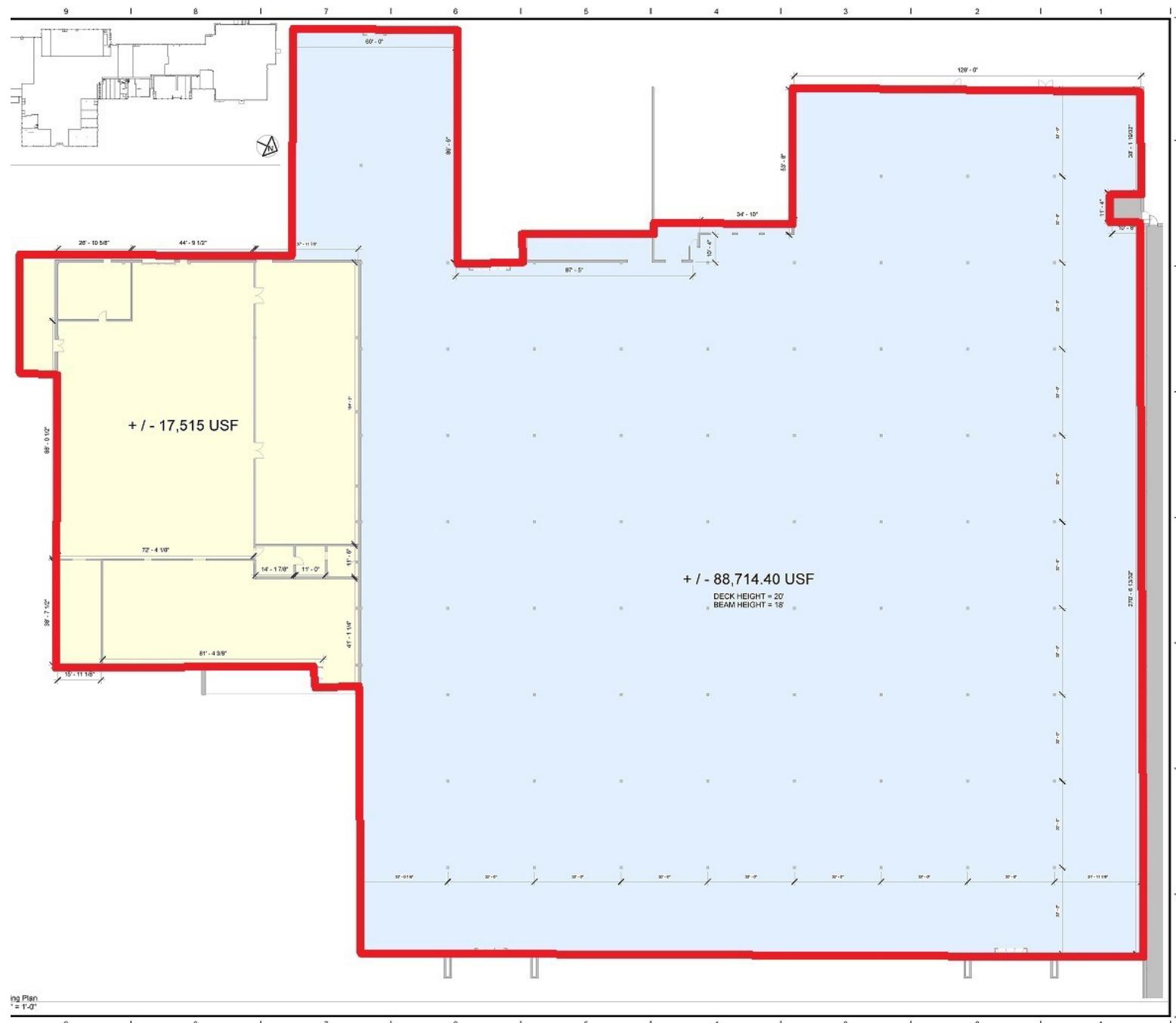
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FLOOR PLAN



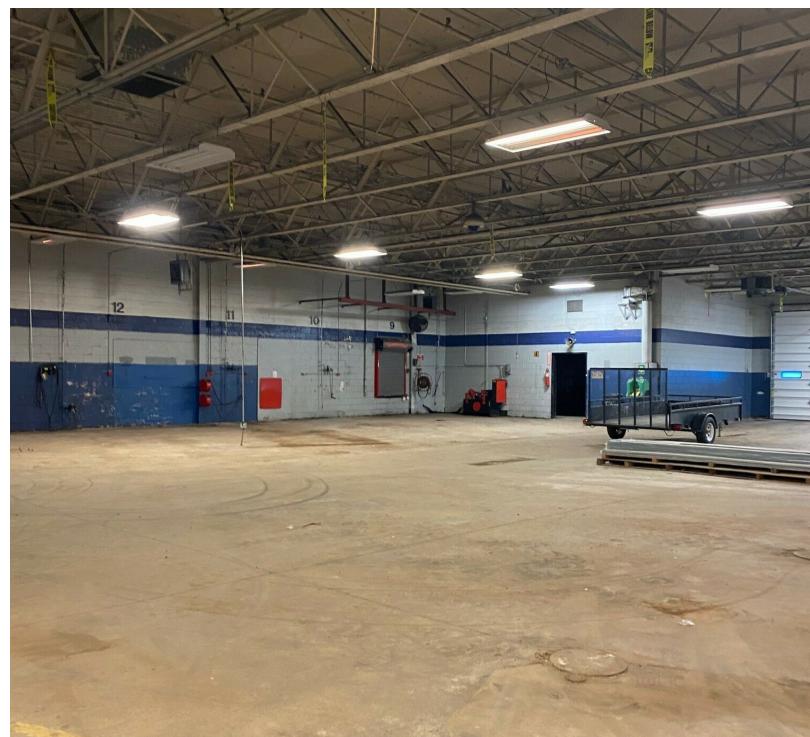
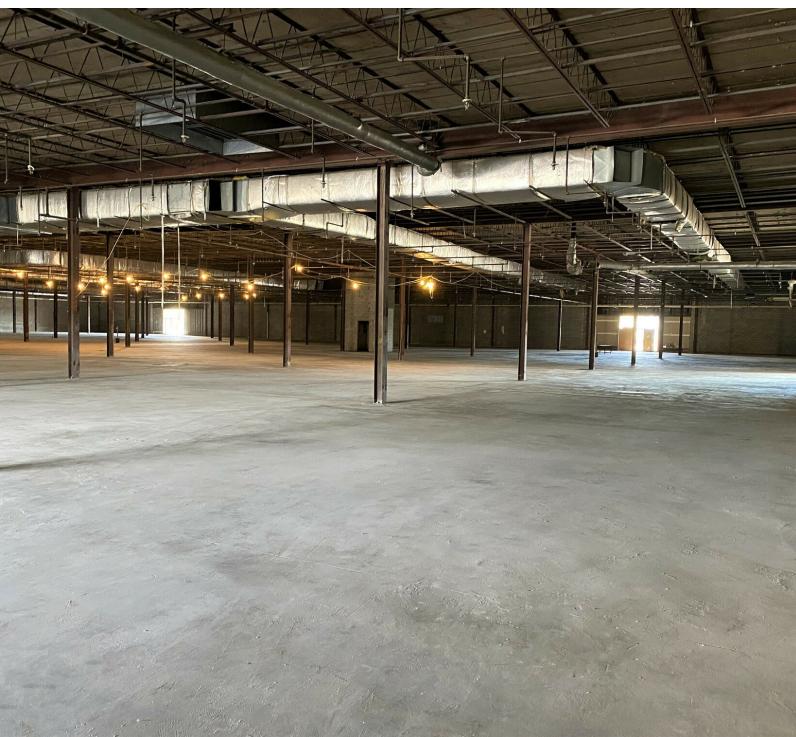
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ADDITIONAL PHOTOS



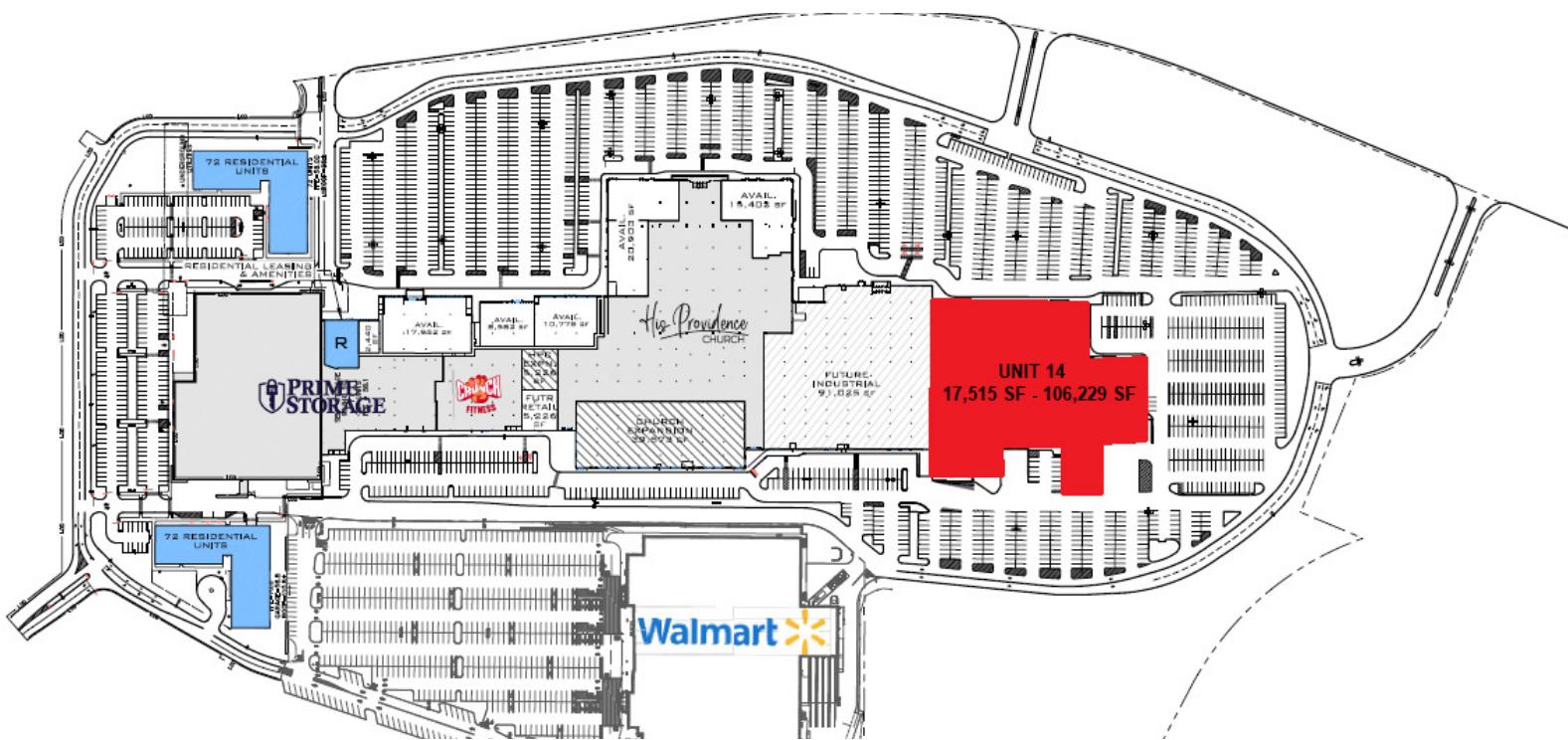
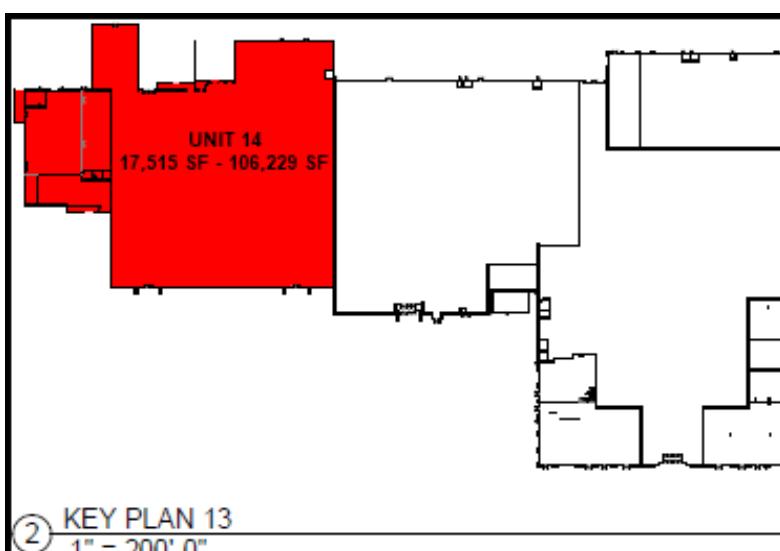
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ADDITIONAL PHOTOS & PLANS



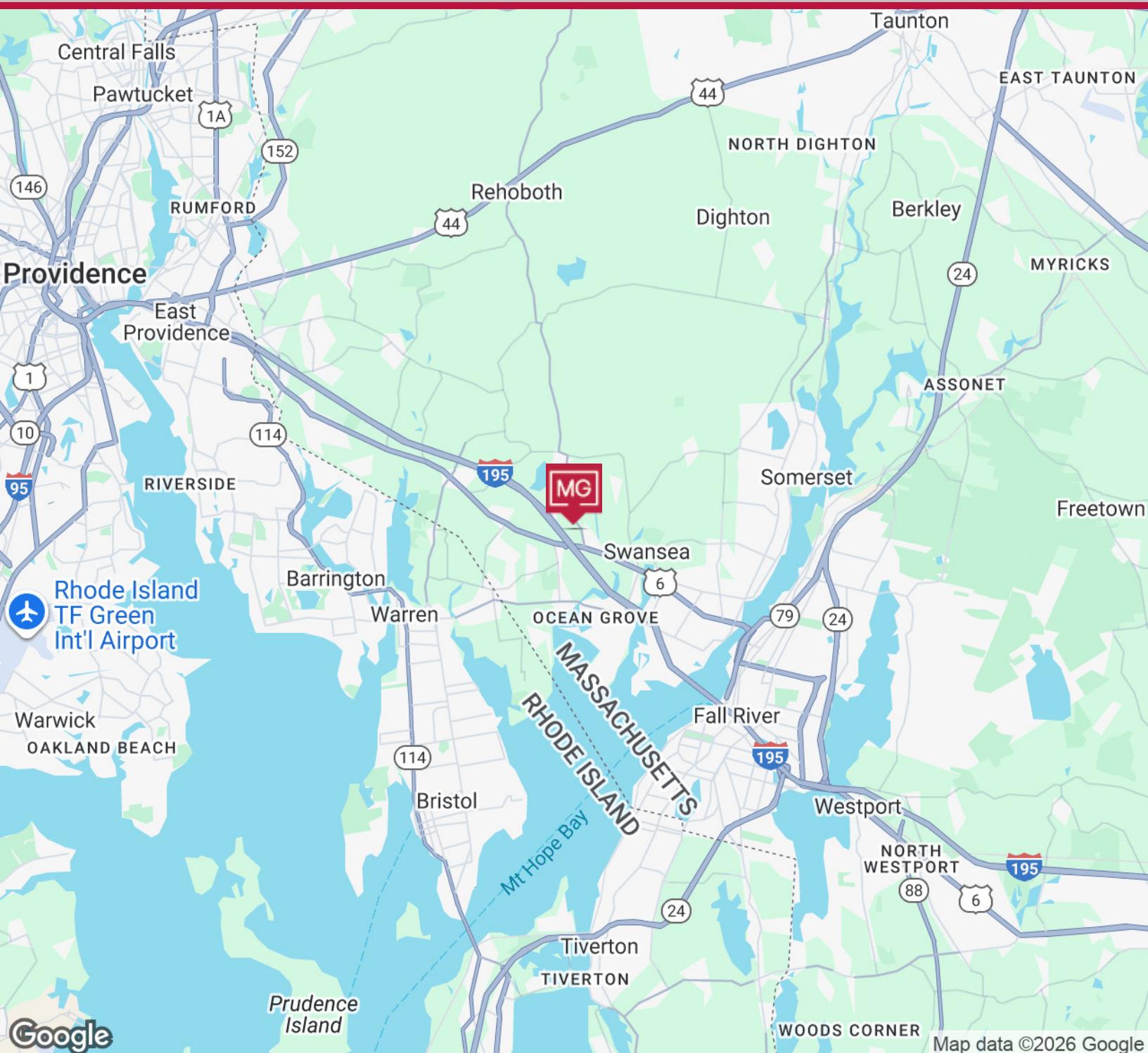
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LOCATION MAP



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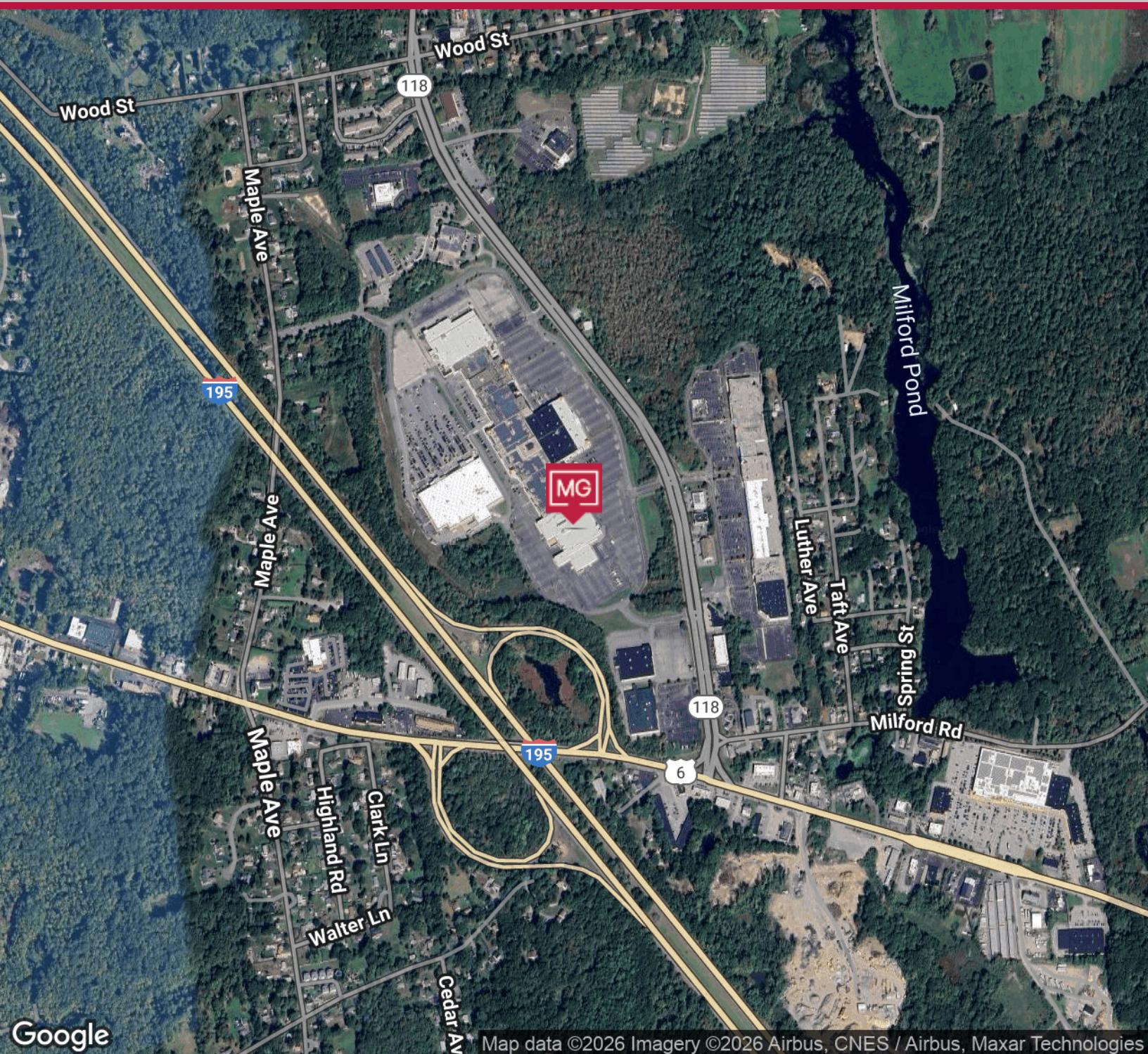
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AERIAL MAP



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