

# 10 TROTTER DRIVE

Medway, MA

Flex Space for Lease

120,000 SF



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**Lincoln**



## PROPERTY HIGHLIGHTS

Boasting exceptional regional access, 10 Trotter Drive is located right off I-495 in Medway, MA. This location offers premier access to manufacturing talent along the 495 South corridor, which is considered the industrial hub of New England.

## AVAILABILITY

**120,000 RSF**

**Office/Flex Space**   **Warehouse Space**

+/- 35,000 SF

+/- 85,000 SF

## BUILDING SPECIFICATIONS

<b>Size (SF)</b>	120,000 SF	Office/Flex: +/- 35,000 SF Warehouse: +/- 85,000 SF
<b>Ceiling Height</b>	15' - 19'	
<b>Parking</b>	200 spaces (+/- 1.68/1,000)	
<b>Loading</b>	3 tailboard docks, 1 ramped door, 1 drive-in (expandable)	
<b>HVAC</b>	Fully air-conditioned throughout; roof-mounted, gas-fired units	
<b>Power</b>	2,000 amps	
<b>Utilities</b>	Electricity: Eversource Gas: Columbia Gas Water & Sewer: Town of Medway	

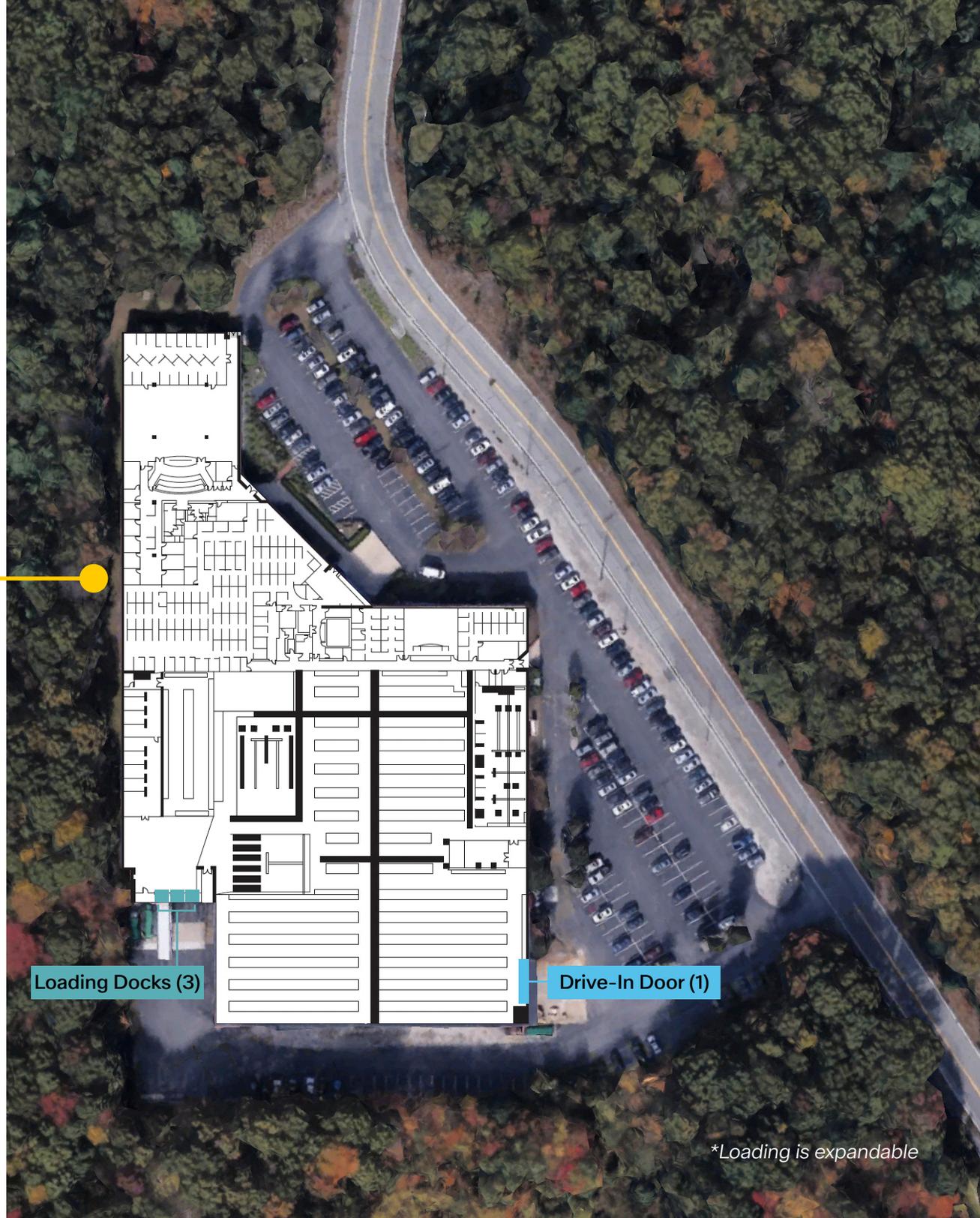
# SITE PLAN

120,000 RSF

Office/Flex Space    Warehouse Space

+/- 35,000 SF

+/- 85,000 SF



Loading Docks (3)

Drive-In Door (1)

*\*Loading is expandable*

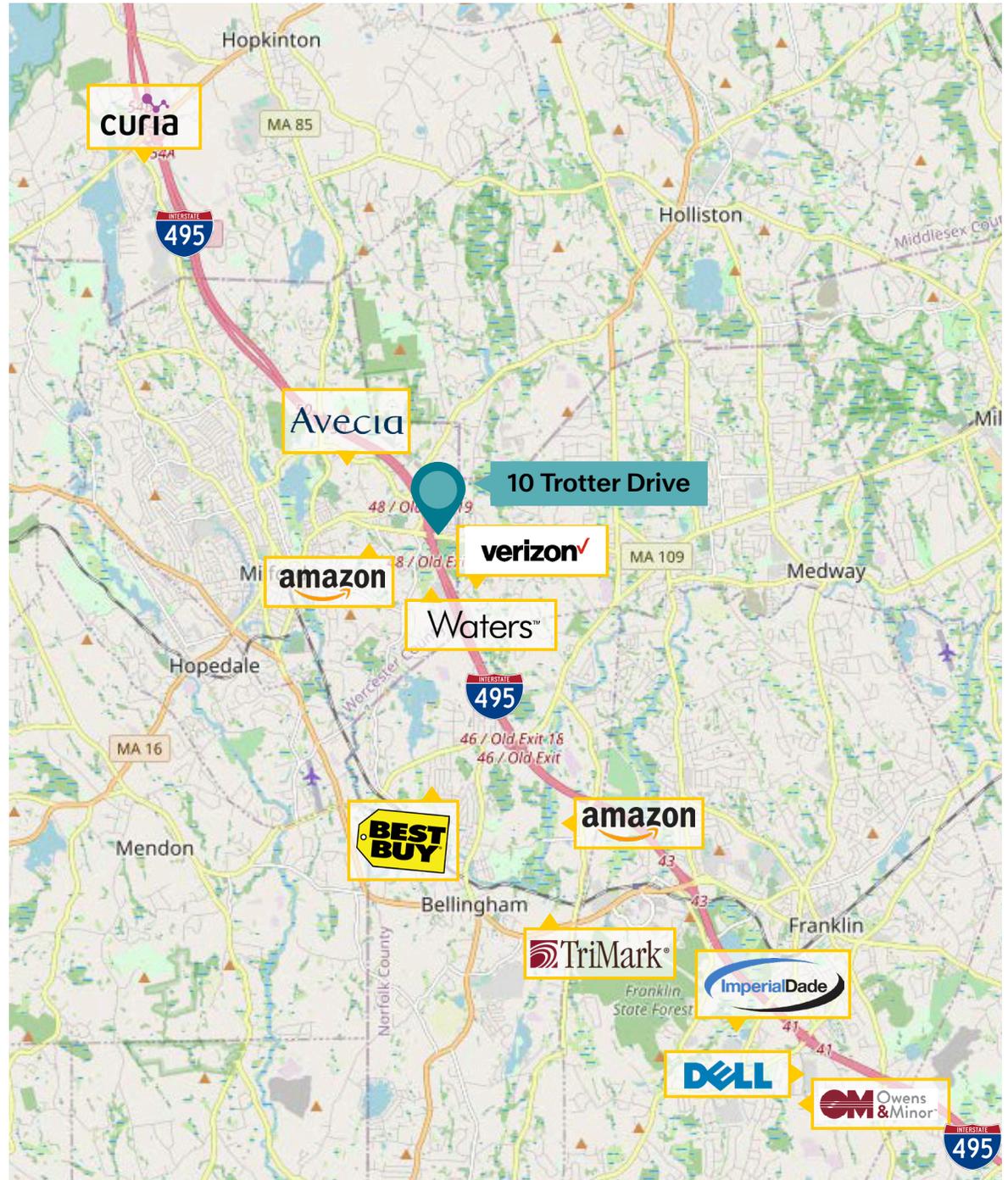
# LOCATION MAP

10 MILES  
SOUTH OF I-90/I-495 JUNCTION

40 MILES  
TO BOSTON, MA

27 MILES  
TO WORCESTER, MA

25 MILES  
TO PROVIDENCE, RI





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