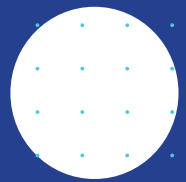




For Lease

Warehouse/Manufacturing

±108,893 SF Available



ARDEN | GROUP

CBRE

60 Maple Street
Mansfield, Massachusetts

Building Specifications

Total Building	±227,166 SF
Available SF	±108,893 SF SUITE A : ±68,970 SF (Vacant) SUITE B : ±39,923 SF (Available 7/1/2025), Mezzanine: ±7,200 SF
Land	±15.90 acres
Clear Height	SUITE A : 16'8" - 21'6" SUITE B : 16'8"
Column Spacing	40' x 40'
Loading Docks	SUITE A : Five (5) tailboard loading docks, One (1) drive-in door SUITE B : One (1) tailboard loading dock, One (1) drive-in door Ability to add additional loading docks
Sprinklers	100% wet system
Year Built	1968 (renovated in 1999/2014/2015)
Parking	±0.88/1,000 SF (200 automobile spaces plus truck court)
Roof	Rubber EPDM
Zoning	Industrial
Lighting	LED
Power	Suite A: 1,000 amps
Heating	Gas-fired radiant heat and rooftop units
Utilities	Gas: Columbia Gas Electric: Mansfield Municipal Electric Department Water/Sewer: Town of Mansfield



6
Loading Docks

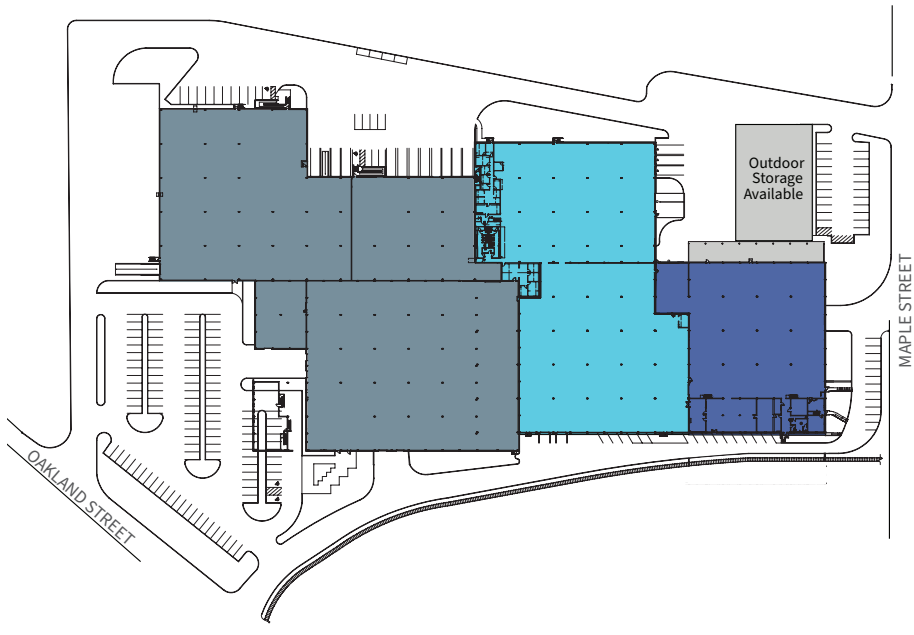


3 Miles
From I-95

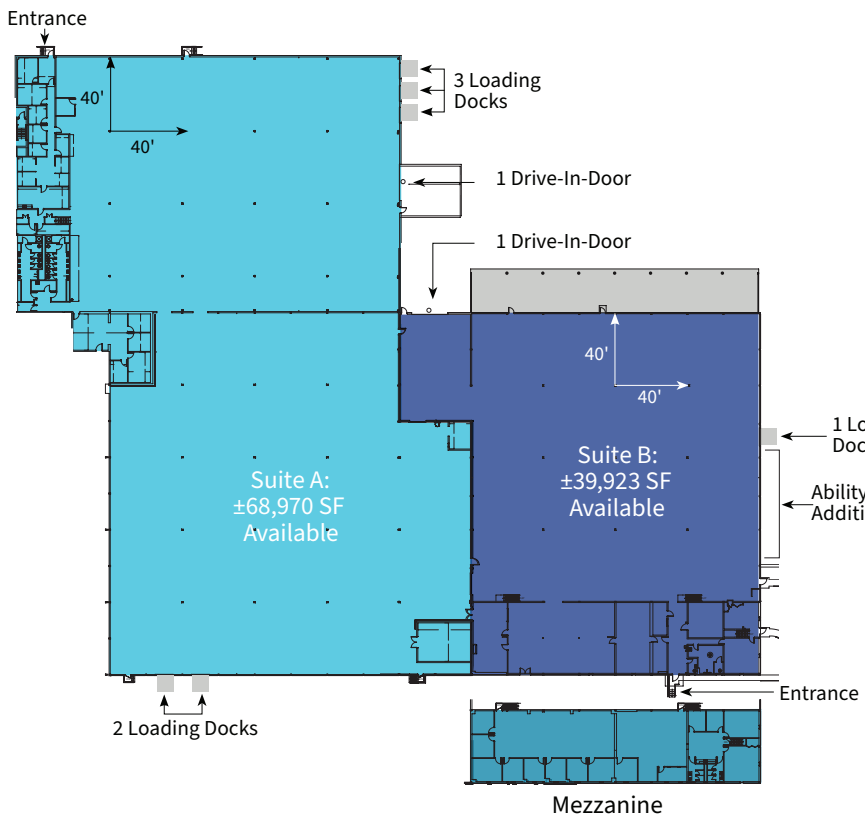


Outdoor Storage
Available

Site Plan



Floor Plan



- Suite A:**
 ±68,970 SF
- Suite B:**
 ±32,723 SF
- Mezzanine: ±7,200 SF



Commercial Rail Line & Providence
Stoughton Commuter Rail Line

60 Maple Street

TigheLogistics
GROUP

CAR-O-LINER

AMERISTAR
ASSA ABLOY
VIKING

dgs
retail
Clopay

**FUTURE
FOAM**

**NATIONAL
Lumber**
Builders FirstSource

**KITCHEN
VIEWS**

ADVANCED WAREHOUSES, INC.
Public Warehousing and Distribution Experts

BASS RESORT SALES CORP.

Michael J Connolly & Sons







BIO MANSFIELD INCUBATOR **SHEEHAN PERSONAL TRAINING**
PERSONAL TRAINING
Strength Endurance Nutrition

DOORSCAPES, INC.

MINI WAREHOUSING, INC. **INTRANSIT CONTAINER**

VAM REALTY TRUST

PRECISION BIOSCIENCES **FLM**

TRAVEL DISTANCES		
	Mansfield Commuter Rail Station	1.1 Miles
	Route 140	1.7 Miles
	I-95	2.7 Miles
	I-495	2.8 Miles
	Providence, RI	21.1 Miles
	Boston, MA	25.5 Miles

2.0 MILES TO CABOT BUSINESS PARK

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