

HIGH BAY WAREHOUSE

NEW CONSTRUCTION | FULLY ENTITLED 60,000± SF

306 MAPLE STREET
BELLINGHAM, MA

Rendering: Subject to Change

AVAILABLE | 20,000 to 60,000± SF

NAI Parsons Commercial
Group Boston

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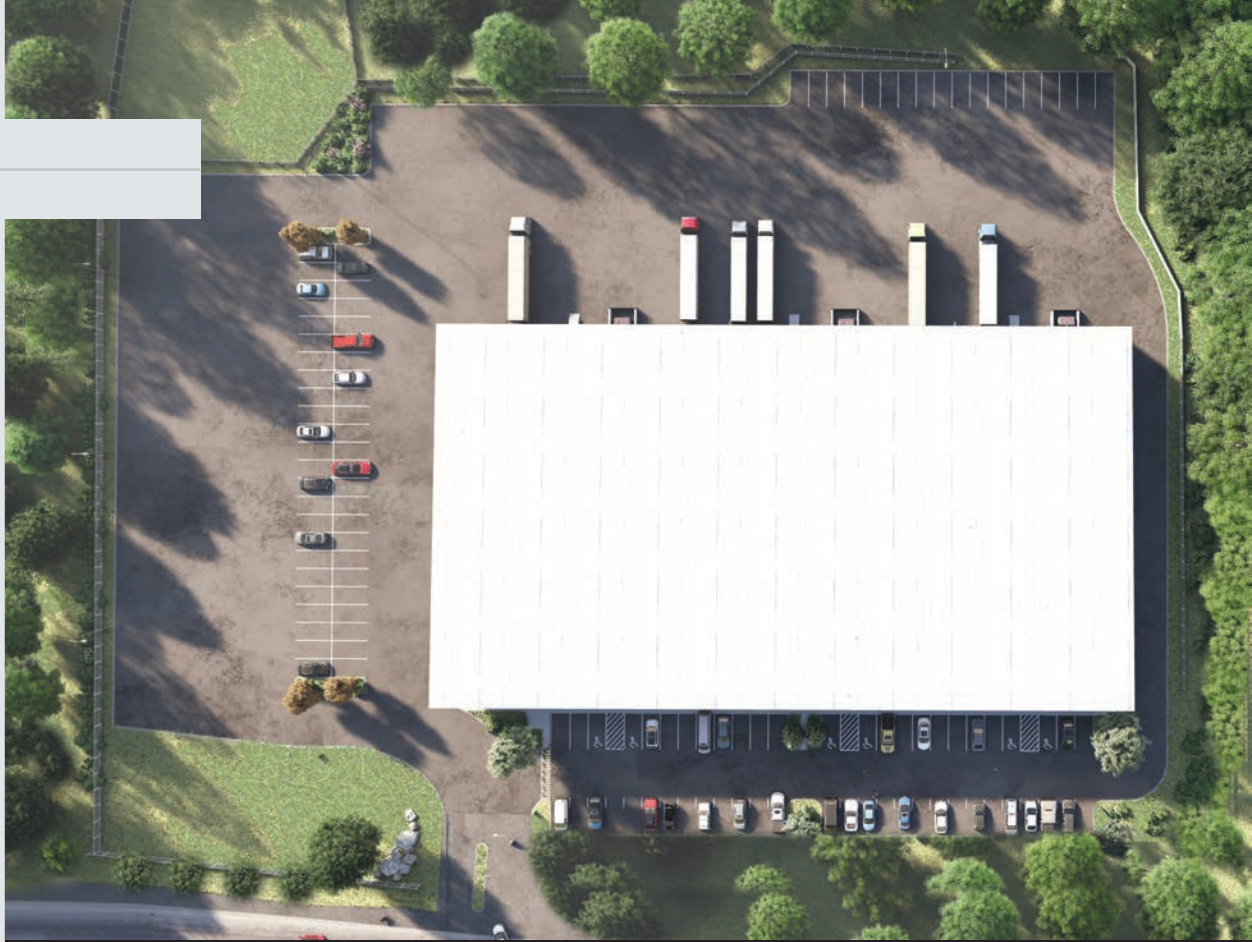
PROPERTY OVERVIEW

NAI Parsons Commercial Group - Boston is pleased to offer a fully entitled high-bay warehouse of up to 60,000± SF at **306 Maple Street** in Bellingham, Massachusetts. This single-story building will feature 28'-35' ceiling heights and 12 tailboard loading docks.

Conveniently located 2.5 miles from Interstate 495, 306 Maple Street provides seamless access to the region's major distribution corridors, including I-90 [Massachusetts Turnpike] and I-95 [Route 128], ensuring efficient connectivity to key population centers across New England. The property is also less than 1 mile from the MBTA commuter rail Franklin Forge Park Station, which offers direct access to Downtown Boston.

Situated in a rapidly developing industrial corridor bordering Franklin, MA, the property fronts Maple Street and is directly across from the Campanelli Business Park of Bellingham, a 427,500 SF Class A industrial warehouse park. This business park is home to one of Amazon's busiest hubs, along with 7-Eleven's distribution provider Genesis Logistics, Inc., and S-L Distribution Company, a wholesale distributor of snack food products. Other notable companies in the area include: Best Buy Distribution, Dunkin' Donuts' Northeast Distribution Center, Victory Packaging, BlueLinx, Lindenmeyr Munroe Paper Distributor and many others.

Additionally, a wide variety of restaurants and shopping amenities are located just moments away along Routes 126 and 140.

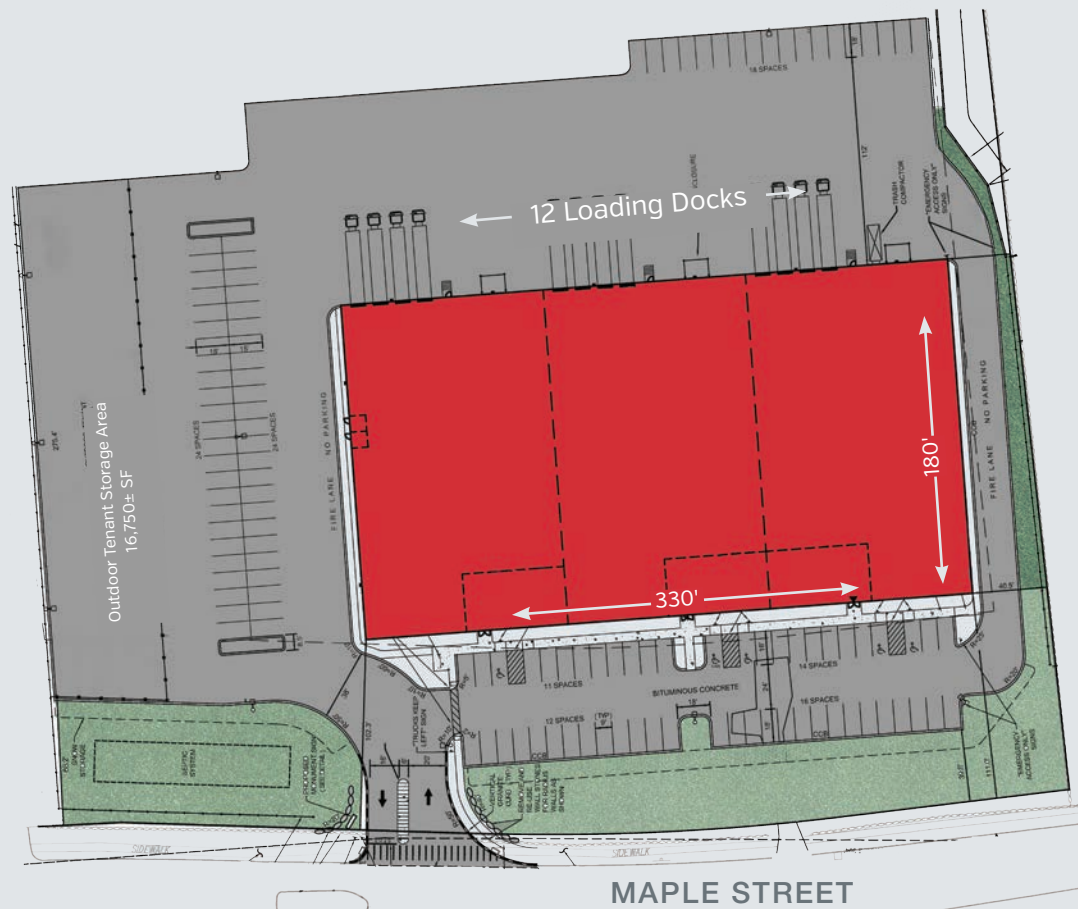


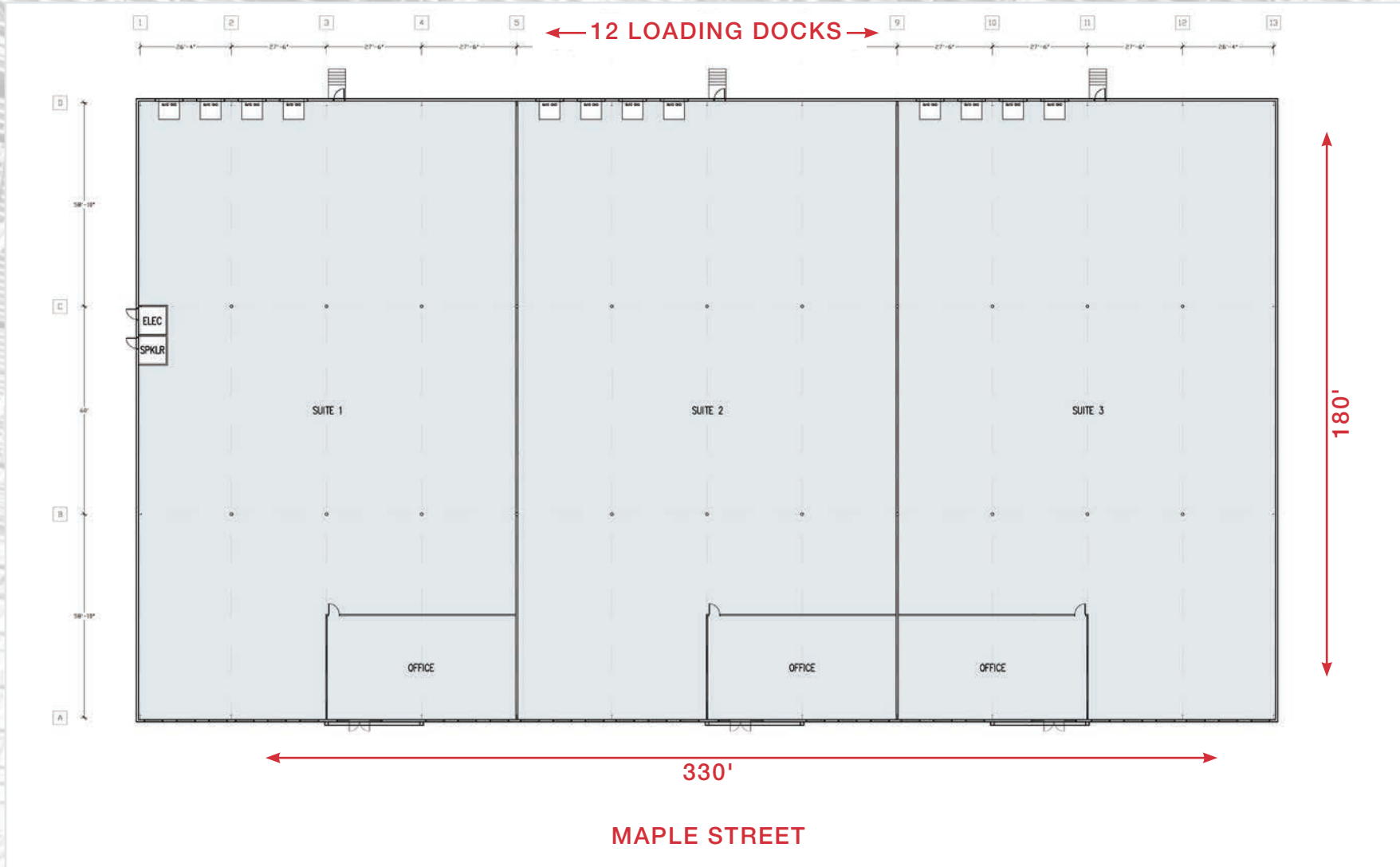
BUILDING SPECIFICATIONS

Building Size:	59,400± SF	Roof:	Standing Seam Sloped
Lot Size:	11.508± acres	Floor:	6" slab
Clear Height:	28' - 35' [center]	Power:	3 Phase/480 Volt
Building Dimensions:	330' x 180'	Fire Protection:	ESFR Sprinklers
Column Spacing:	60' x 27'6"	Lighting:	LED
Tailboard Docks:	12	Utilities:	Water - Town of Bellingham
Drive-In Doors:	3 Available		Sewer - Private Septic
Car Parking:	119 spaces [2/1,000 SF]		Electric - National Grid
			Gas - Eversource

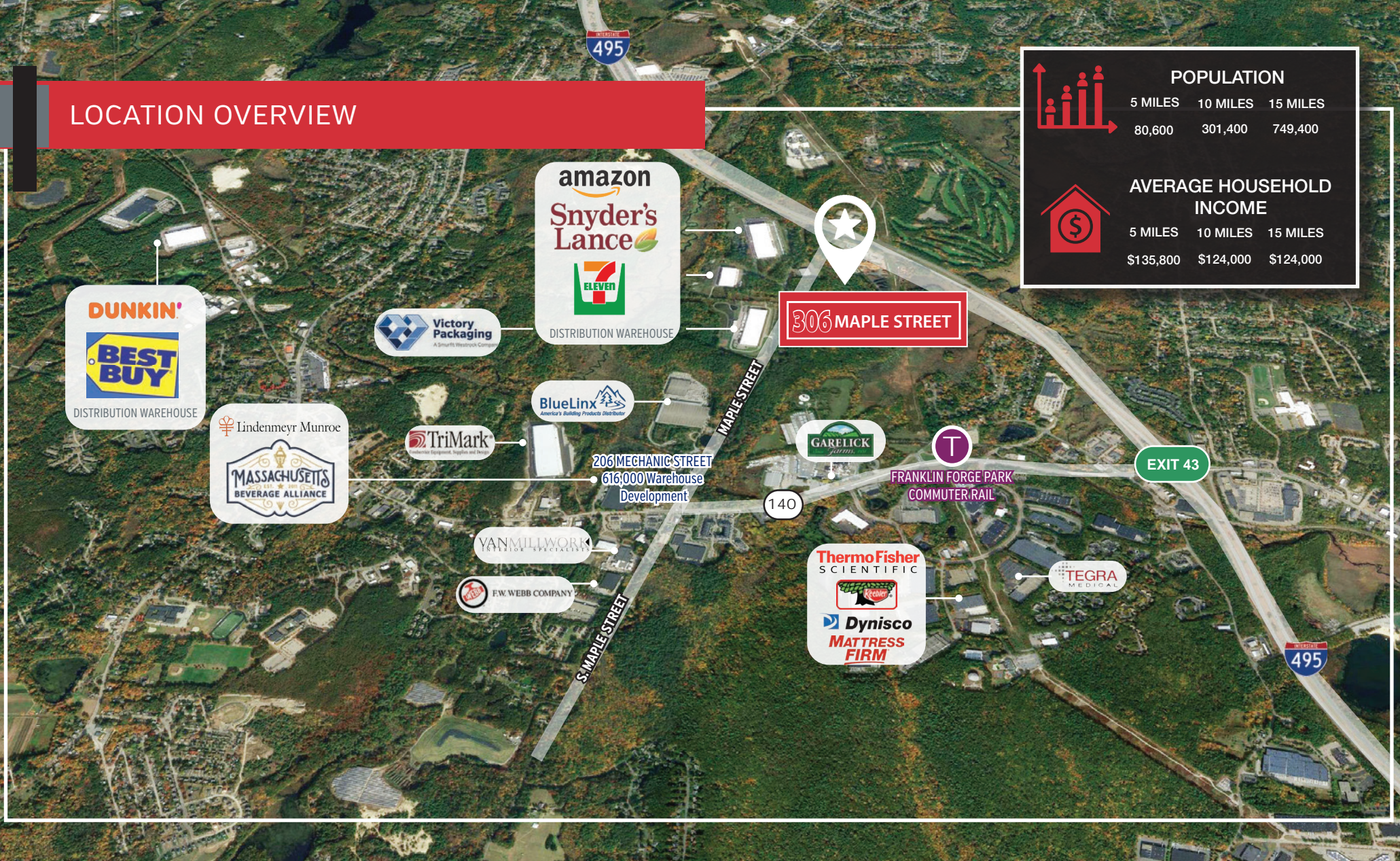


SITE PLAN





LOCATION OVERVIEW



POPULATION			
	5 MILES	10 MILES	15 MILES
	80,600	301,400	749,400

AVERAGE HOUSEHOLD INCOME			
	5 MILES	10 MILES	15 MILES
	\$135,800	\$124,000	\$124,000

DISTANCE TO:

0.8 mi.	2.5 mi.	12.6 mi.	15 mi.	31 mi.	33 mi.	37 mi.
MBTA STATION	I-495	I-95	I-90	PROVIDENCE	WORCESTER	BOSTON

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FOR MORE INFORMATION, PLEASE CONTACT US:

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