

FOR SALE OR LEASE

1275  
COMMERCE  
WAY



±58,600 SF  
FULLY PERMITTED DEVELOPMENT OPPORTUNITY

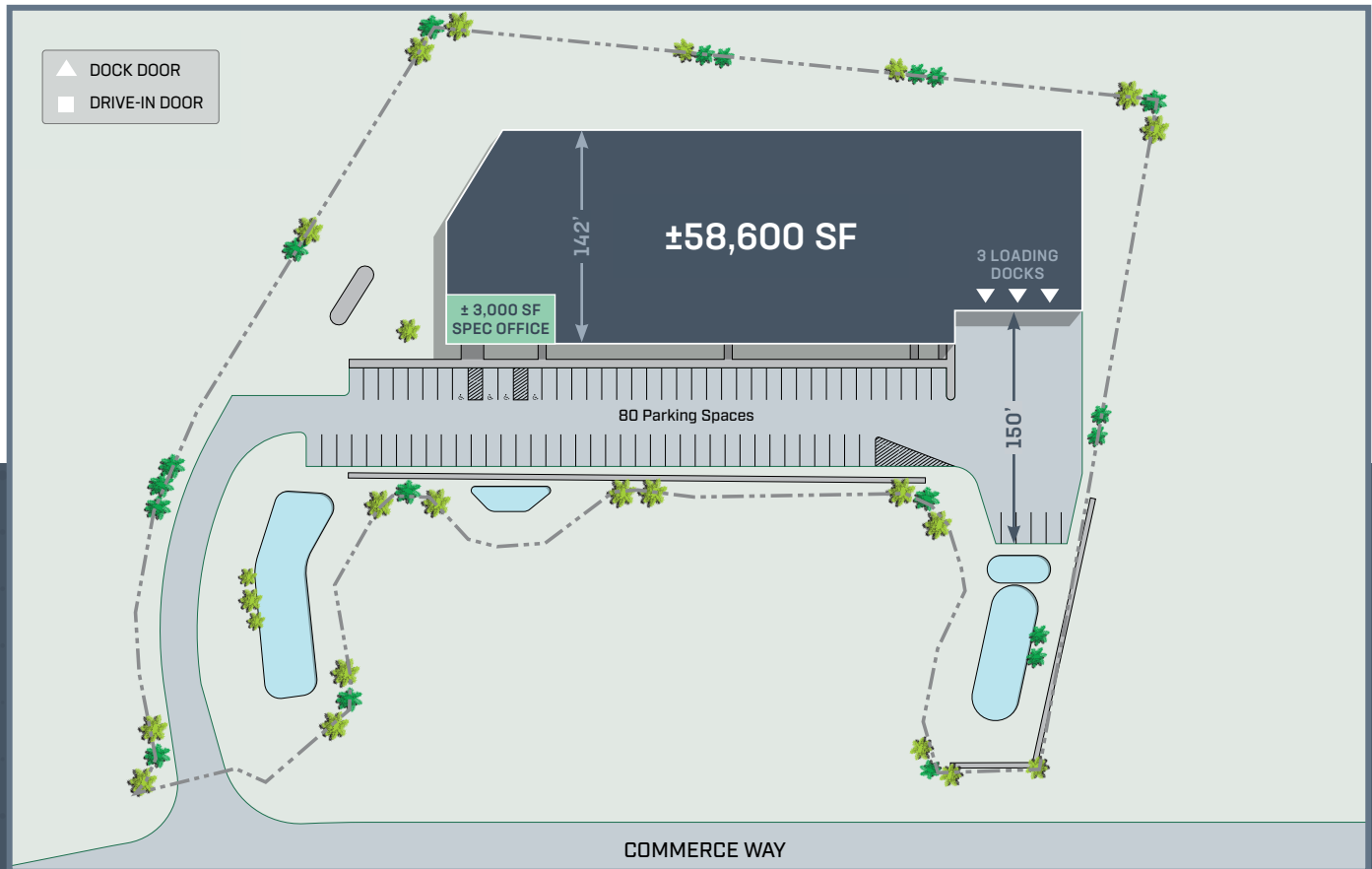
# 1275 COMMERCE WAY

## ATTLEBORO, MASSACHUSETTS



# MASTER SITE PLAN

±58,600 SF STANDALONE BUILDING



## Property Description

CBRE is pleased to present 1275 Commerce Way, a premier development opportunity in Attleboro, MA. Located less than 12 miles from Providence and approximately one mile from I-95, the site offers excellent regional connectivity to Greater Boston and Southern New England. The property is well suited for a variety of industrial users, including manufacturing, R&D, and distribution operations. With a flexible site plan and build-to-suit potential up to ±58,600 SF, users can tailor infrastructure to meet specific operational needs.

## Proposed Specifications (Master Site Plan)

### TOTAL SF

58,600 SF

### BUILDING DEPTH

142'

### COLUMN SPACING

50' X 50' WITH 65'  
SPEED BAY AT DOCK DOORS

### SPEC OFFICE

3,000 SF

### BUILDING LENGTH

390'

### PARKING

80 SPACES (±1.36/1,000 SF)

### POWER

2,000 AMPS

### TRUCK APRON DEPTH

150'

### LOADING

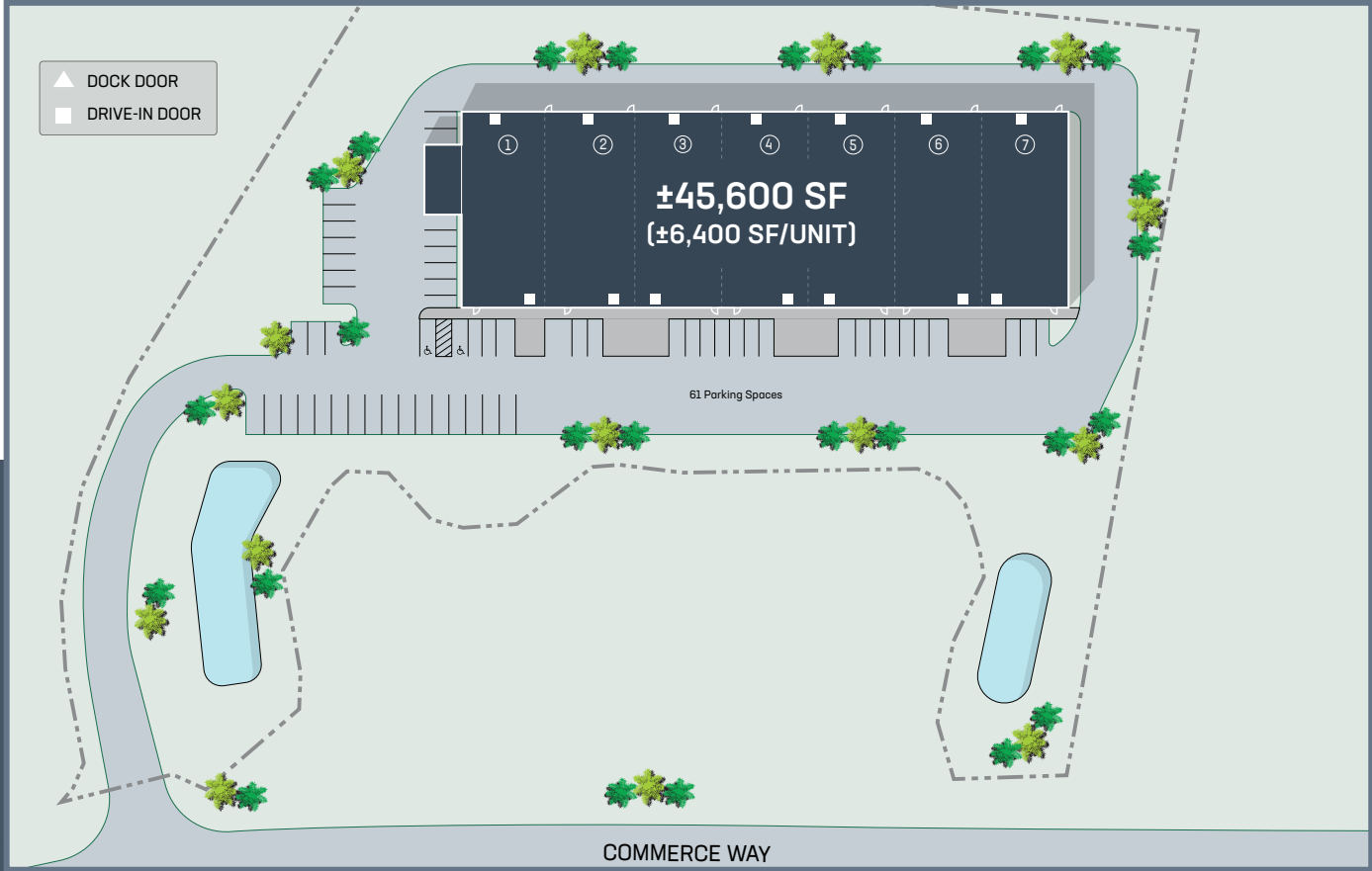
3 LOADING DOCKS

### CLEAR HEIGHT

26'

# ALTERNATIVE SITE PLAN

±45,000 SF CONTRACTOR BAY | 7 X 6,400 SF UNITS



## Proposed Specifications

**TOTAL SF**  
45,000 SF  
(6,400 SF PER UNIT)

**POWER**  
2,000 AMPS  
(6,400 SF/UNIT)

**CLEAR HEIGHT**  
26'

**PARKING**  
61 SPACES (±1.35/1,000 SF)

**LOADING**  
14 DRIVE-IN DOORS  
2 DRIVE-IN DOORS PER UNIT

### UTILITIES

 **Water:**  
ATTLEBORO

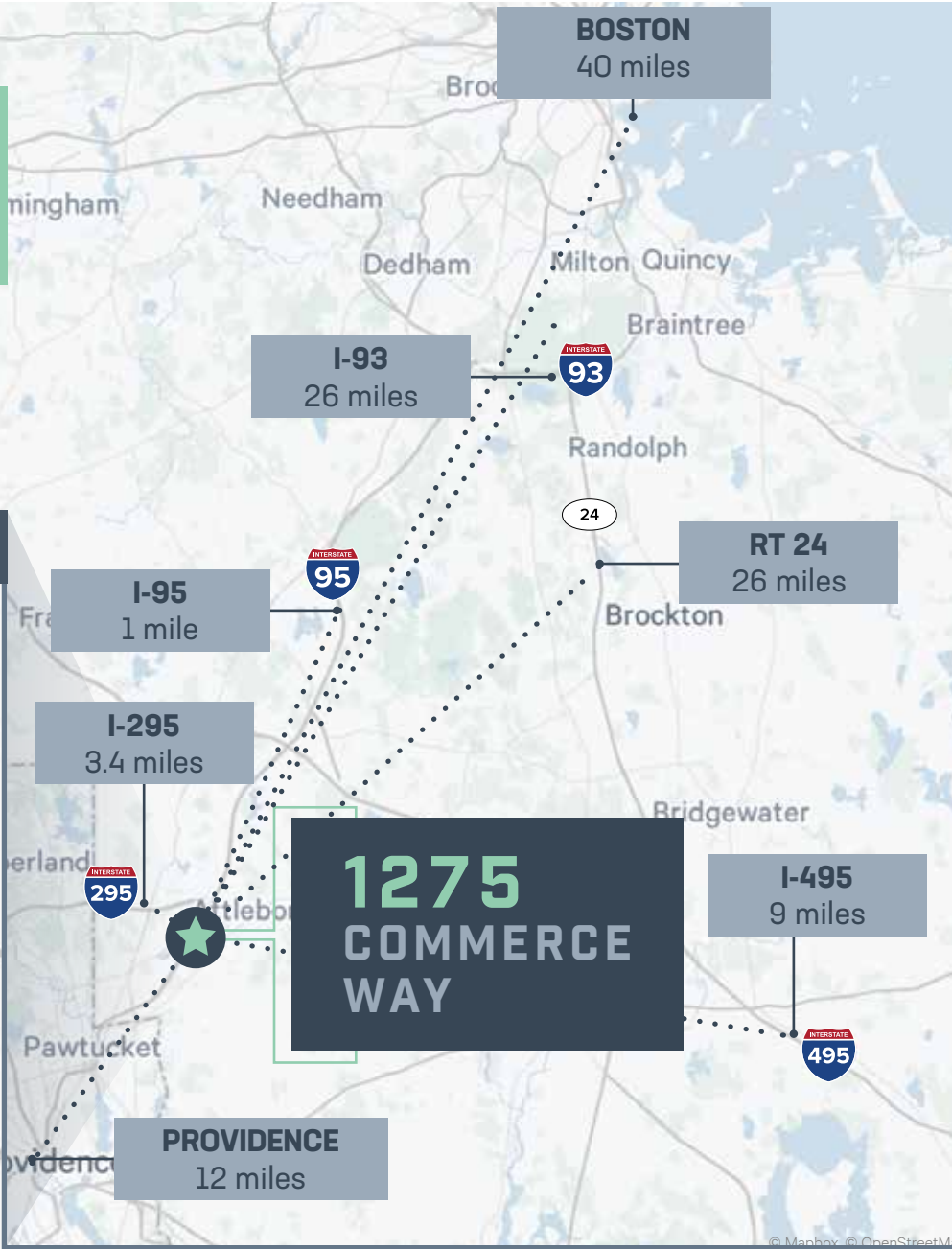
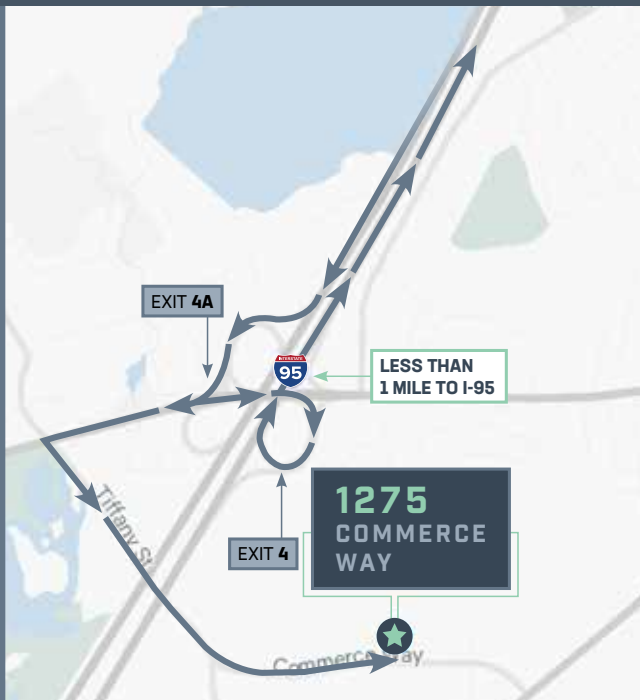
 **Sewer:**  
ATTLEBORO

 **Electric:**  
NATIONAL GRID

 **Gas:**  
EVERSOURCE

# REGIONAL ACCESS

## HIGHWAY ACCESS



## CONTACTS

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