



J. Christopher
REAL ESTATE GROUP

For Sale or Lease
Property at 115 Mendon St.
Bellingham, MA 02019

Brokers: Chris Dalti & Bob Barrera

Chris: 📞 (401) 473 -5359

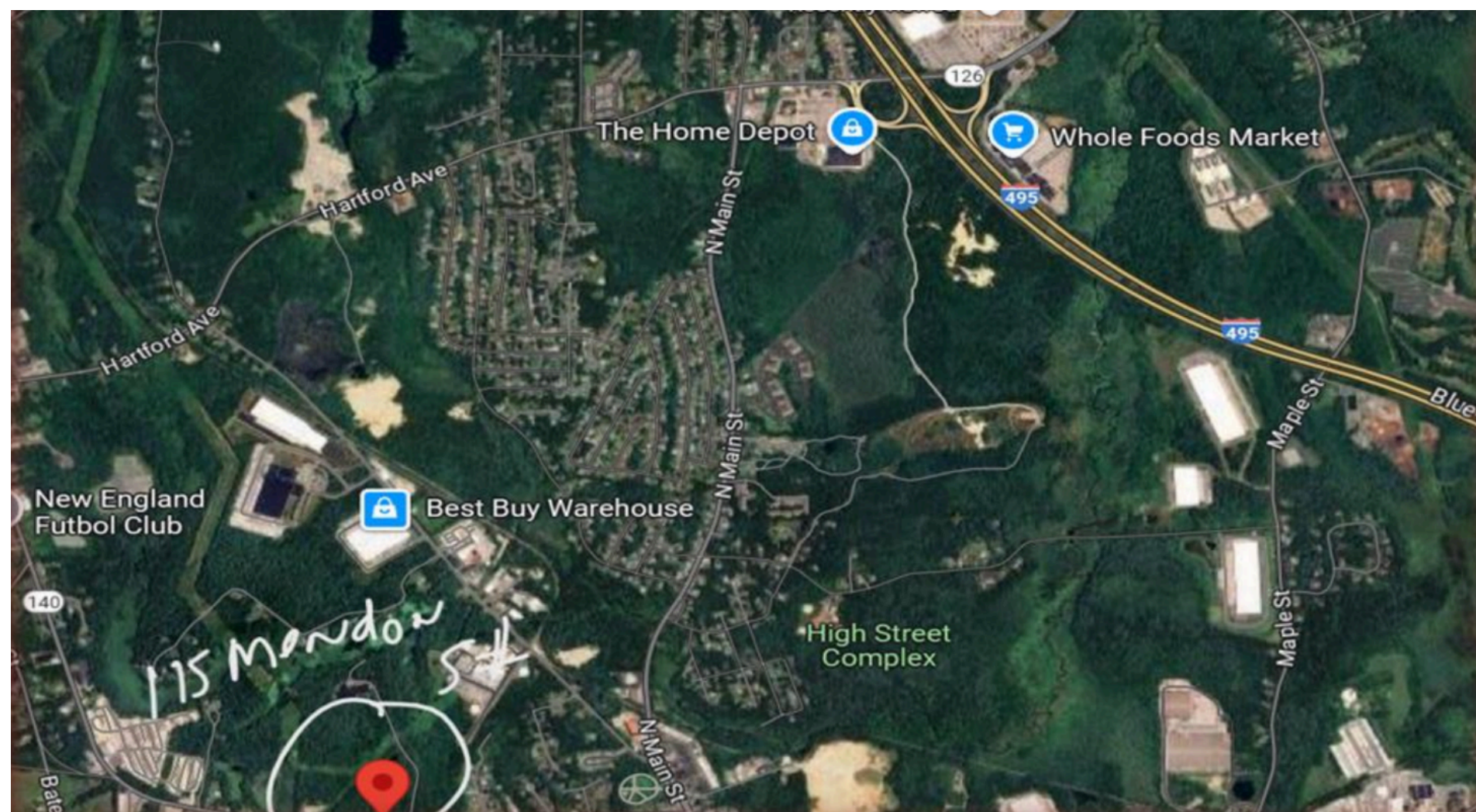
Bob: 📞 (401) 439 -0672

Roadside View





Foot Print of Building



3 miles from Rt 495

Access to major markets

- 57 minutes from Boston
- 37 minutes from Providence
- 40 minutes from Worcester

Property Space Utilization

- Total Sq. Ft.: 13,000
 - Street level: 5000 Sq. Ft. mezzanine, 15 private offices
1 engineering room, call center, kitchen-lunchroom,
conference room, reception area, men's & women's
bathroom.
 - Lower level: total 8000 Sq. Ft. of which 3000 sq. ft.
has 20 ft. ceilings, 1 training room, 8 workstation
offices, 1 private office
 - 1 Loading Dock 10x10 with motorized door, 1 12x14
overhead motorized door



Property Utilities

Electrical: 400-amp 3 Phase

Water: Town

Sewer: Private

Heating: In floor radiant gas fired heating with 10 zones in mezzanine, lower level Modine style heaters

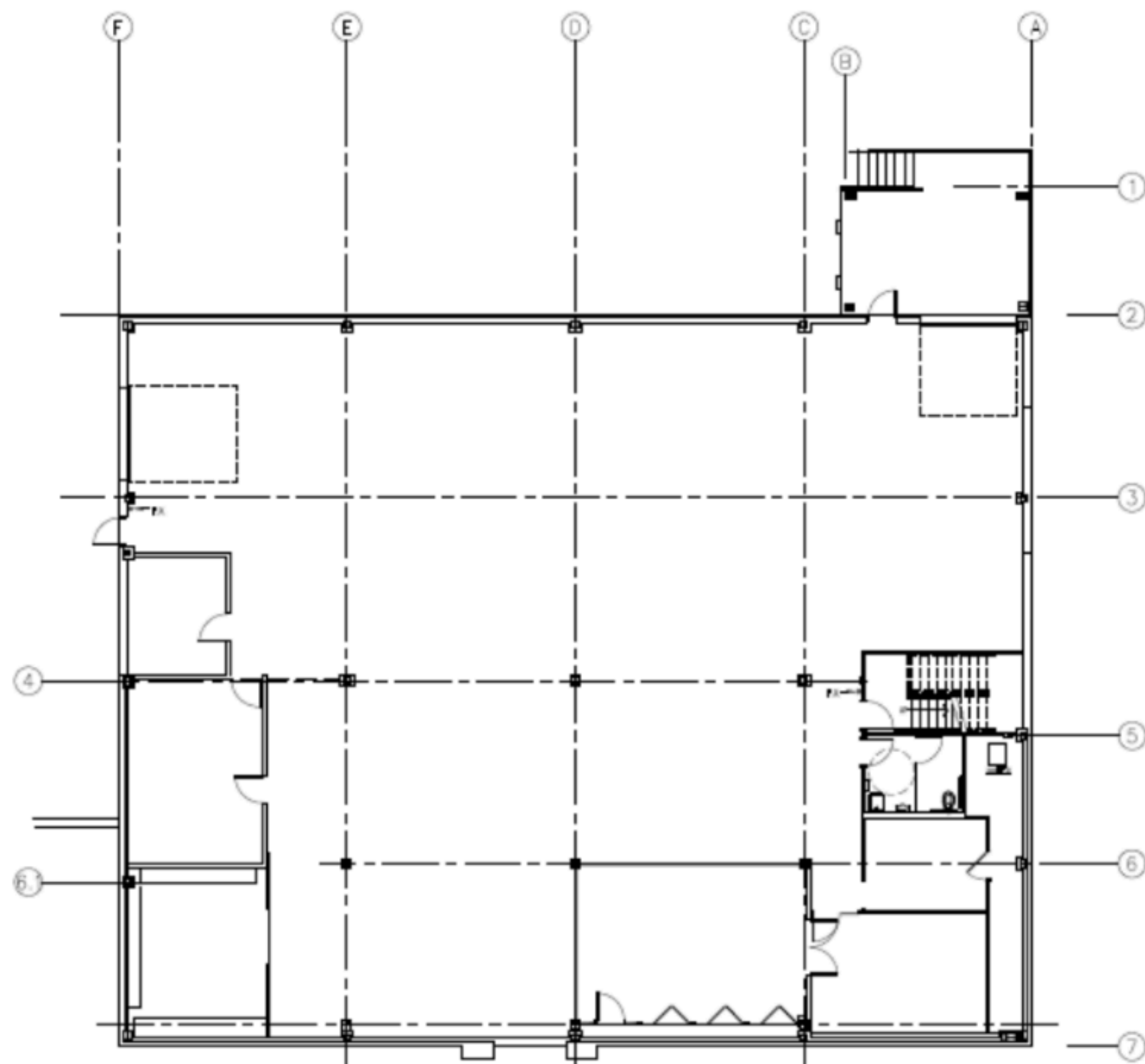
LED Lighting through out property

Steel Raised Rib Roof

100% Wet Sprinkler

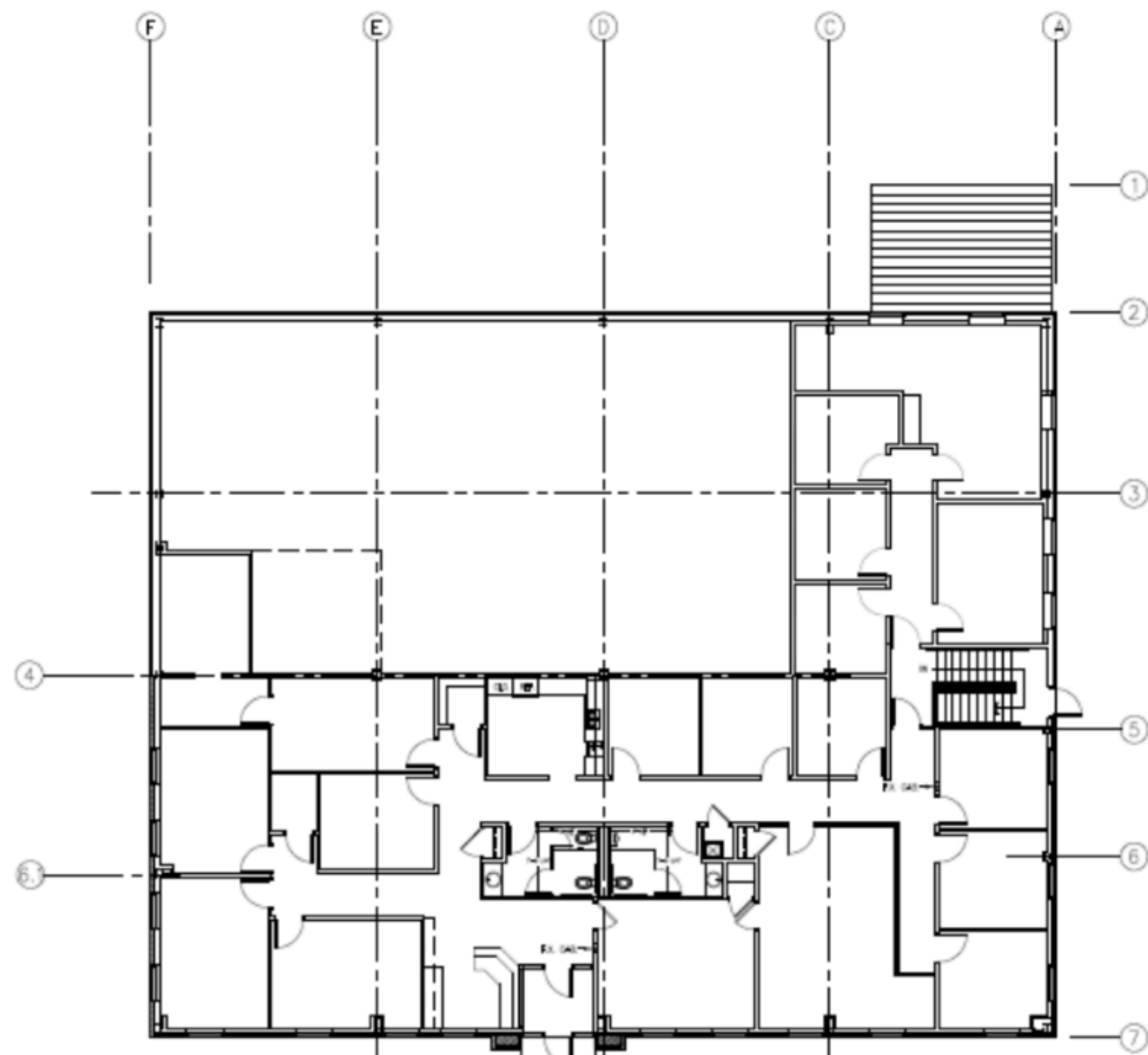
Cooling/AC on street level office space

Electrified Pylon Sign



LOWER LEVEL FLOOR PLAN

SCALE
1/8" = 1'-0" 1



UPPER LEVEL FLOOR PLAN

SCALE
1/8" = 1'-0" 2



FLOOR PLANS
VICTORY HEATING & AIR CONDITIONING
115 MENDON STREET

DATE: 11/17/17	BY: JCB
CHECKED: JCB	DATE: 11/17/17
PROJECT: 115 MENDON STREET	
CLIENT: JCB	
ARCHITECT: JCB	
ENGINEER: JCB	
DATE: 11/17/17	

Listing Description

115 Mendon St. Bellingham, Mass boasts an excellent location, just 3 miles from MA 495, providing access to major markets within a one-hour drive, including Boston (57 minutes), Providence (37 minutes) and Worcester (40 minutes). 15 minutes to Franklin Train Station. Meticulously maintained with landscaped grounds with irrigation, with ample 40 space parking, this building can function as a satellite for medical hospital or doctors' groups, electrical or plumbing businesses.