

WAREHOUSE SPACE FOR LEASE



AVAILABLE WAREHOUSE SPACE
17,515 SF – 106,229 SF

SWANSEA CENTER

262 Swansea Mall Drive , Swansea, MA 02777

JULIE FRESHMAN, SIOR
Vice President
401.751.3200 x3309
julie@mgcommercial.com

GEORGE PASKALIS, SIOR
Partner
401.751.3200 x3303
george@mgcommercial.com

MG COMMERCIAL
365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

PROPERTY SUMMARY



LOCATION DESCRIPTION

Swansea Center is located just off of Route 6 and less than a mile from I-195 in Swansea, Massachusetts. Strategically located in Southern Massachusetts, the property offers convenient access to several major urban centers including Fall River (5 miles), Providence (less than 15 miles) and Boston (less than 55 miles). Swansea Center is also surrounded by numerous amenities including national retailers, restaurants and service providers.

PROPERTY DESCRIPTION

106,229 SF +/- of contiguous warehouse space is available for lease at Swansea Center. The space can be subdivided depending on tenant needs. The majority of the space (88,714 SF) contains three (3) trailer height loading docks and 18' clear ceiling heights. 17,515 SF comprises the end cap and contains two (2) grade-level doors and 14' clear ceiling heights. Ample on-site paved areas also exist for car and/or truck parking.

OFFERING SUMMARY

Lease Rate:	\$8.75 SF/yr (NNN)
Available SF:	17,515 - 106,229 SF
Building Size:	600,000
Zoning:	Business B (BB) / Mall Overlay

PROPERTY HIGHLIGHTS

- 106,229 SF +/- of Warehouse Space (Sub-Dividable)
- 14' to 18' Ceiling Heights to Beam
- Three (3) Trailer Height Loading Docks
- Two (2) Grade-Level Doors
- Large Parking Field for Cars/Trucks
- Immediate Highway Access at Exit 8 on I-195
- Convenient Access to Fall River, Providence, Boston

SPACES	LEASE RATE	SPACE SIZE
Unit 14	\$8.75 SF/yr	17,515 - 106,229 SF

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BUILDING/SPACE DETAILS

BUILDING / SPACE DETAILS

Available SF:	106,229 SF
Minimum Divisible:	17,515 SF
No. of Floors:	1
Loading Docks:	3
Grade Level Doors:	2
Clear Ceiling Heights (Beam):	14'-18'
Deck Height:	16'-20'
Column Spacing:	32' x 32'
Roof:	Rubber Membrane (2021)
Floor:	Concrete Slab
Sprinkler System:	Wet
OPEX Estimate:	\$2.48/SF



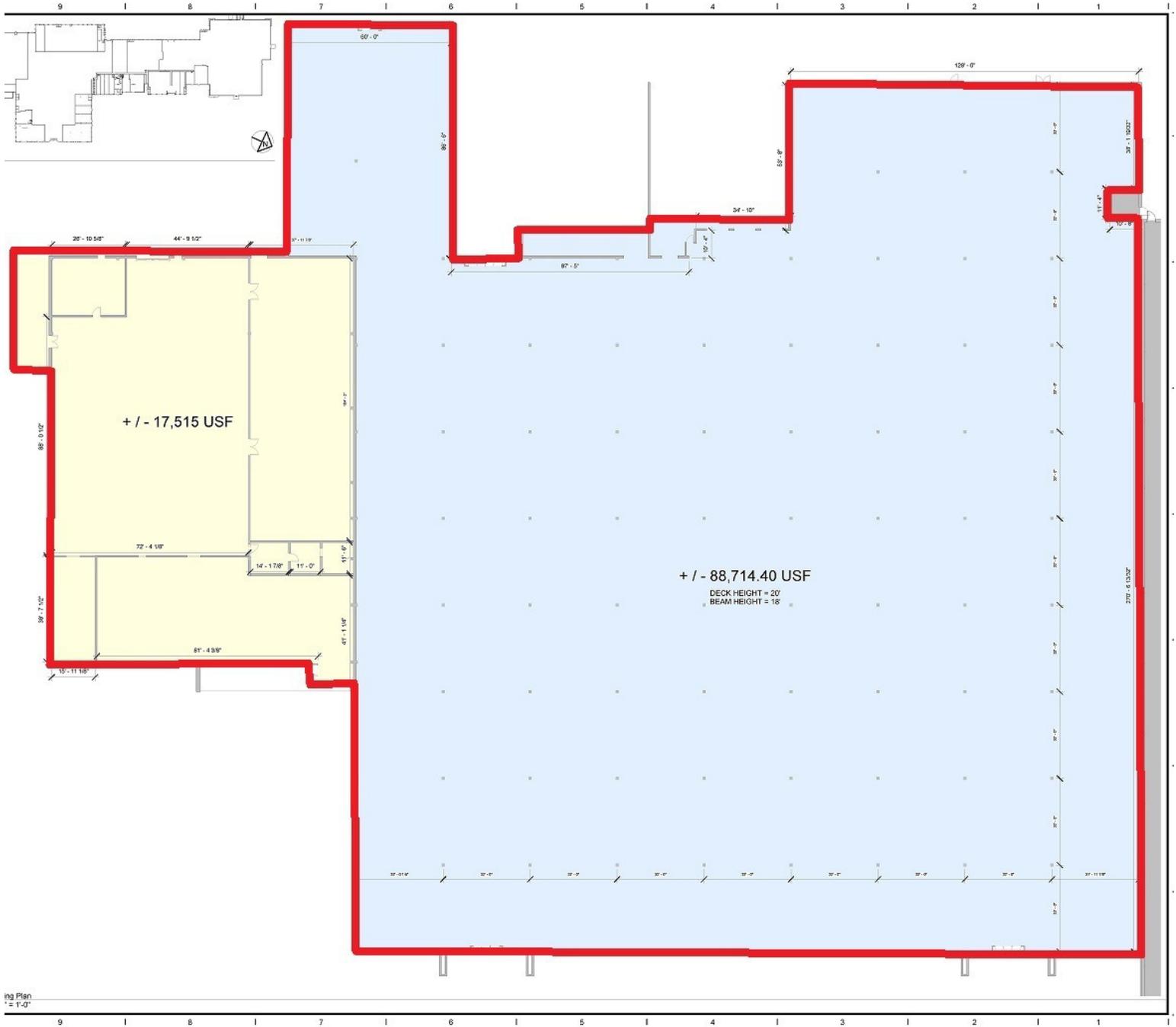
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FLOOR PLAN



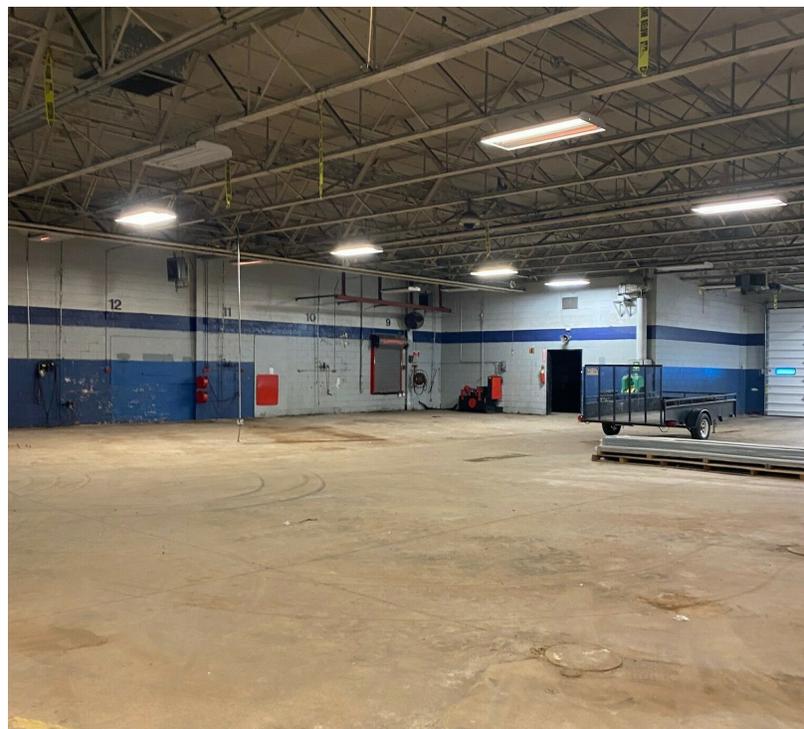
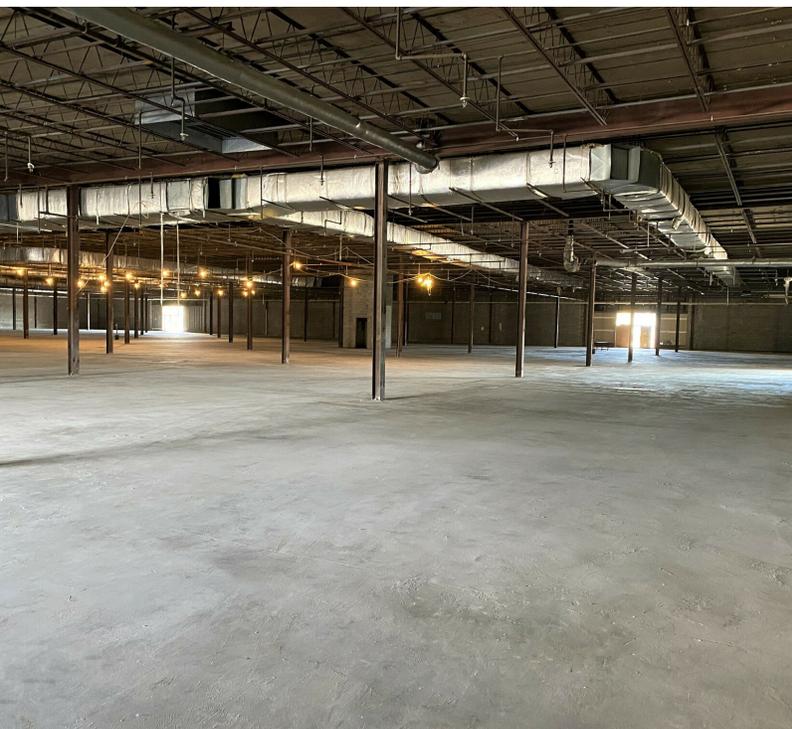
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ADDITIONAL PHOTOS



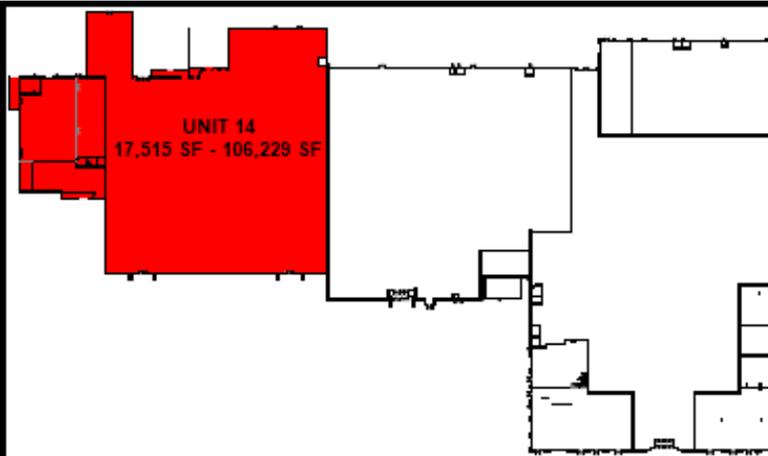
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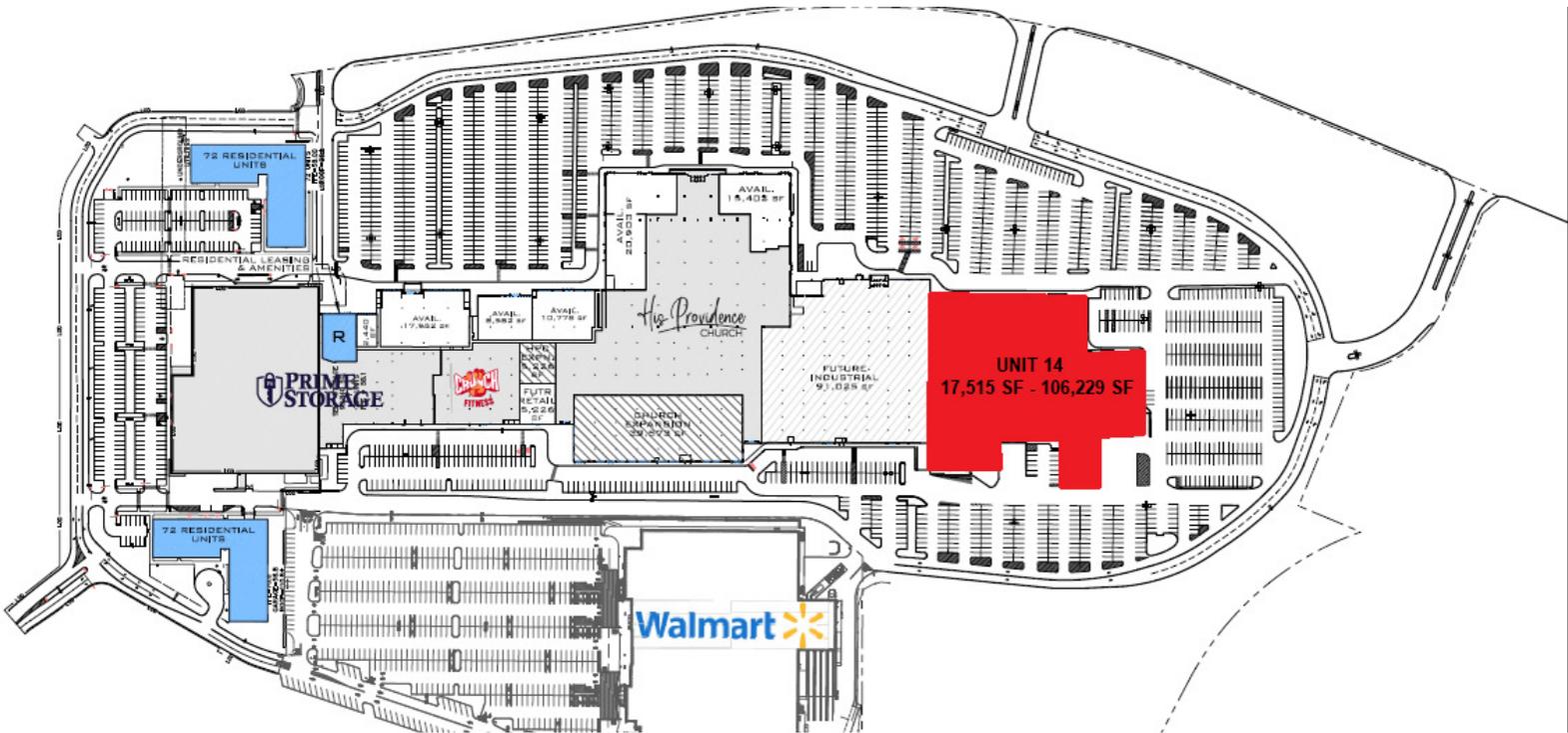
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ADDITIONAL PHOTOS & PLANS



② KEY PLAN 13
1" = 200'-0"



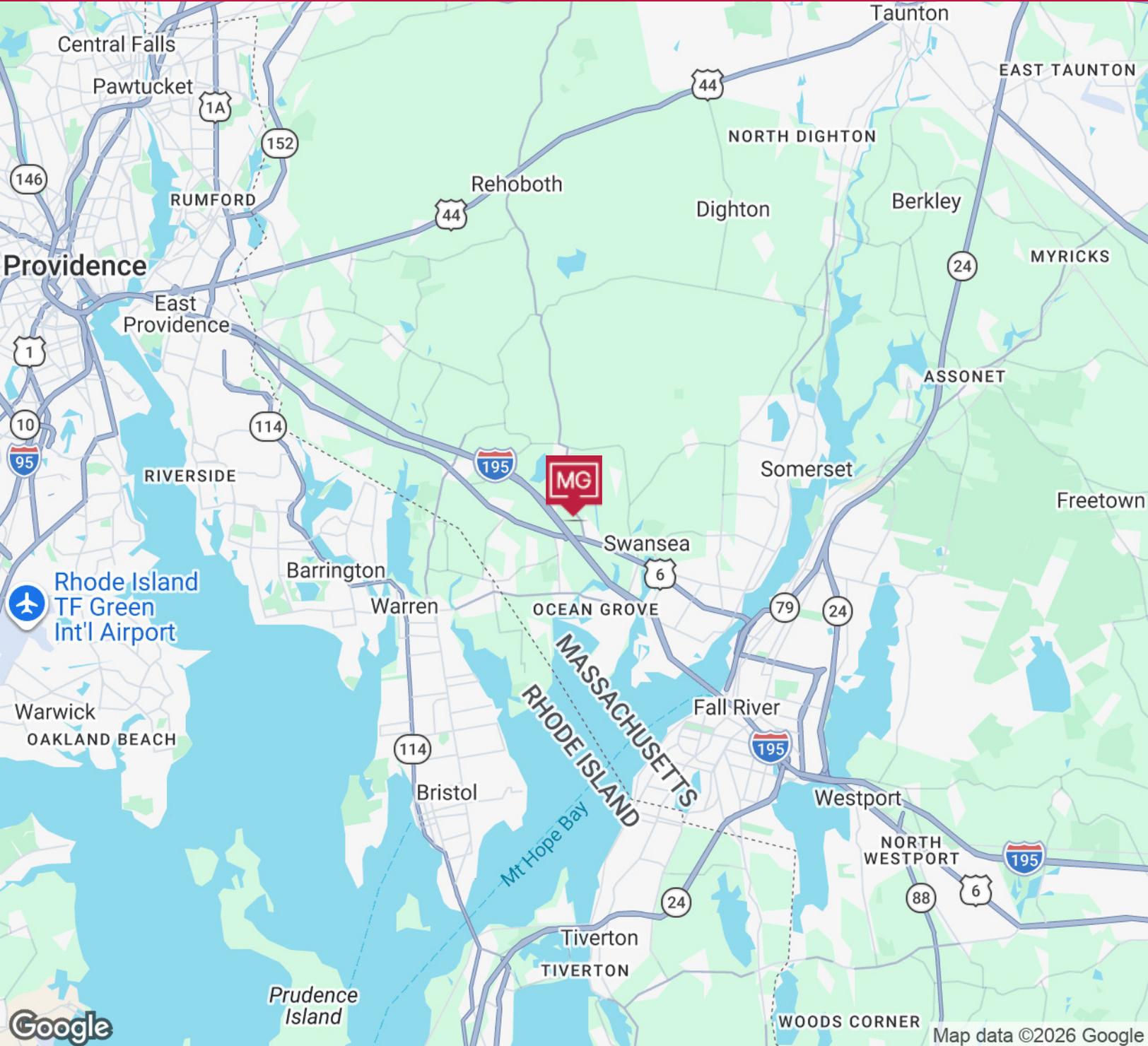
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LOCATION MAP



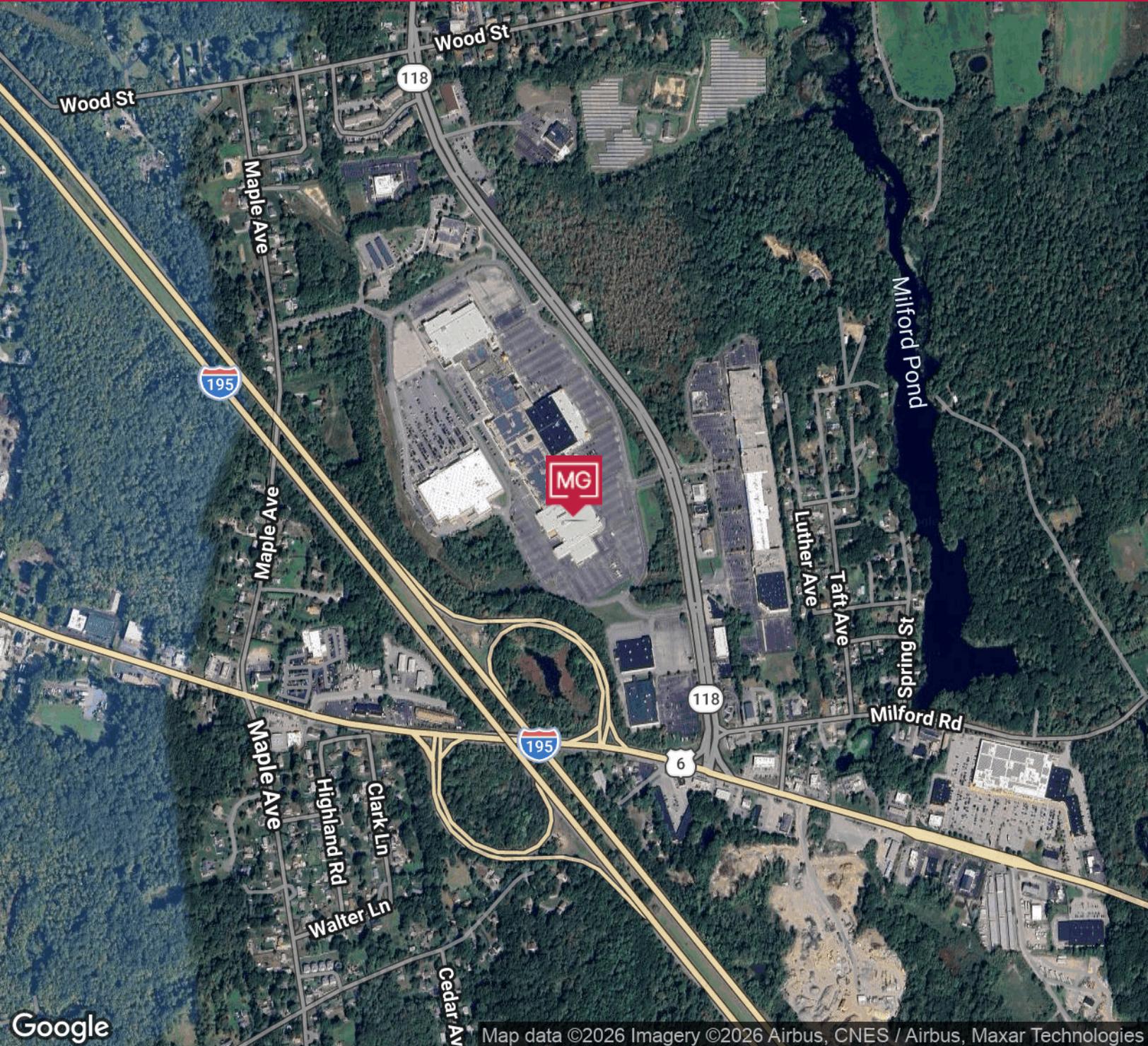
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AERIAL MAP



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