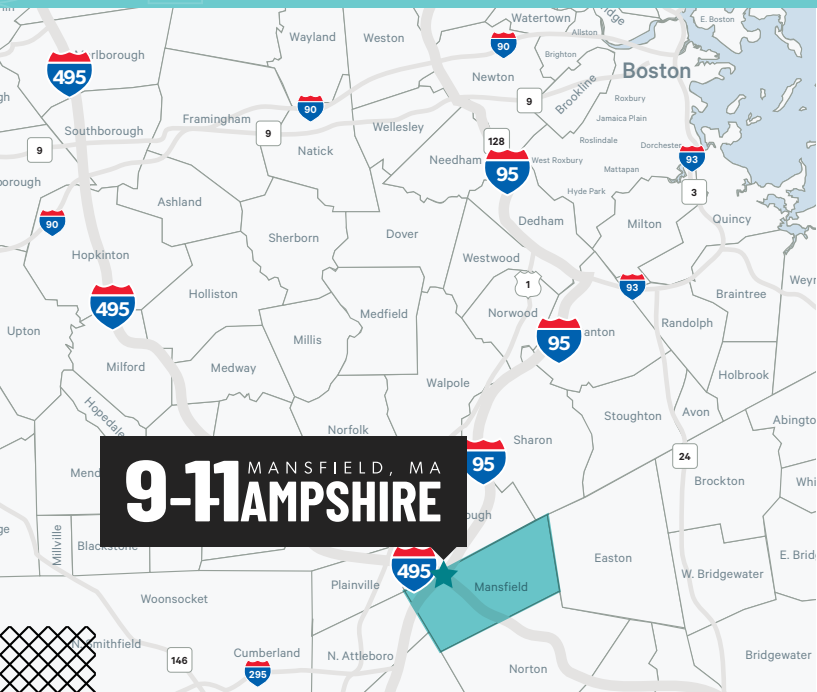


9-11 MANSFIELD, MA HAMPSHIRE

±8,759 SF STORAGE &
±18,333 SF FIRST CLASS OFFICE
AVAILABLE FOR SHORT-TERM LEASE



On behalf of our client, CBRE is pleased to present ±8,759 SF of storage space and ±18,333 SF of first class office/R&D space as a short-term lease opportunity.

Located in the master-planned Cabot Business Park, 9-11 Hampshire Street is a two-story 155,348 SF building comprised of two interconnected buildings, with an average floor plate size of 40,000 SF. Built from 1989-1991 and completely renovated in 2006-2007, 9-11 Hampshire Street offers a world-class headquarter image with a red brick two-story design. The building has a parking ratio of 2.71/1,000 SF.

Located at the Interstate 95/Route 140 Interchange in Mansfield, 9-11 Hampshire Street provides excellent on/off highway access, and tenants will enjoy an easy commute from any locale in the Greater Boston, Providence and Worcester areas. Corporate neighbors include AmerisourceBergen, Johnson Meditech, Medline Industries, Medtronic, Murata Power Solutions, Rexel, Samsonite and Toyota.

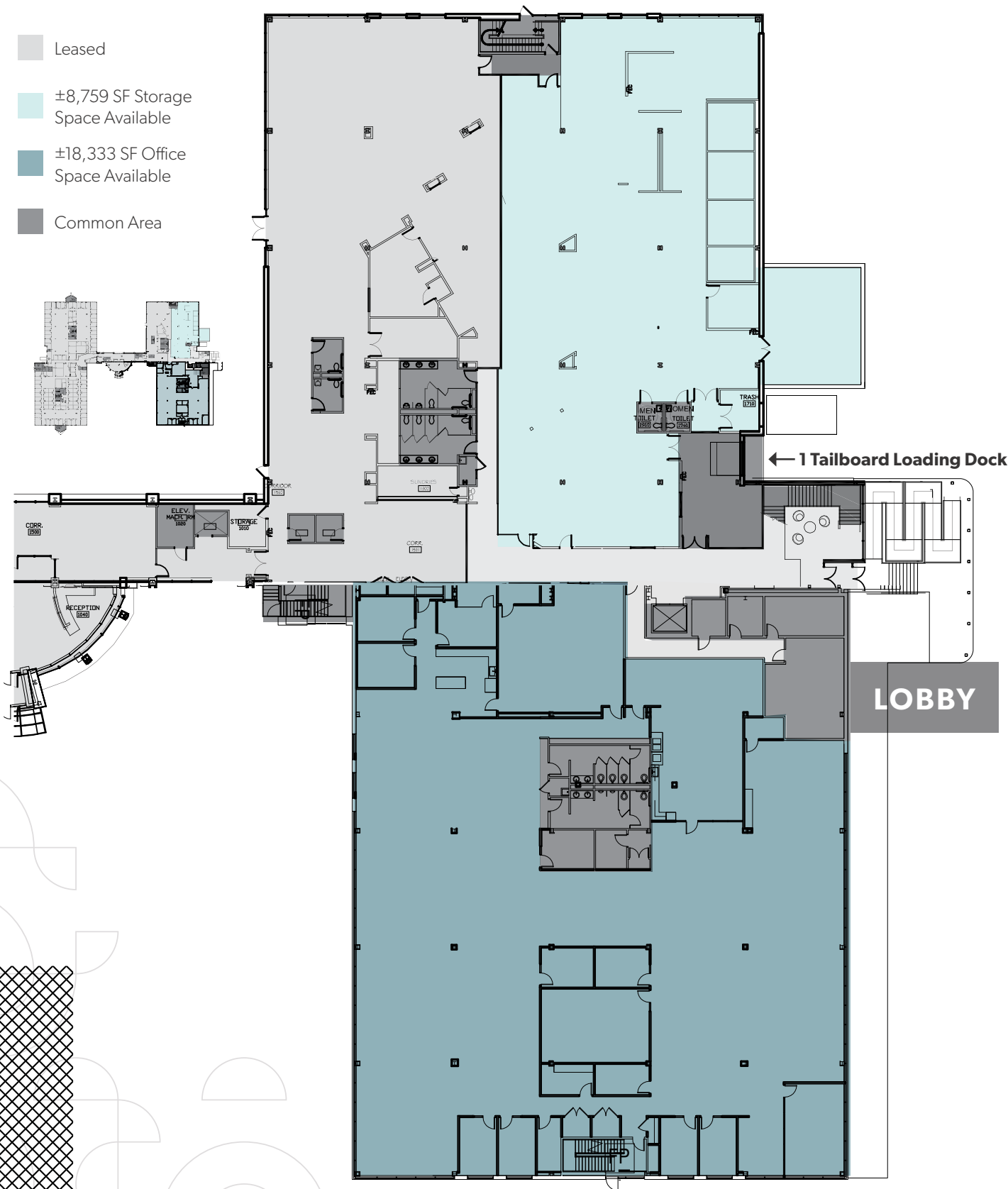
CBRE



FOXFIELD

FIRST FLOOR PLAN

- Leased
- ±8,759 SF Storage Space Available
- ±18,333 SF Office Space Available
- Common Area



GROWTH | FLEXIBLE | EFFICIENT | NATURAL LIGHT



BUILDING SPECIFICATIONS

Total Size	±155,348 SF
Available Space	» ±8,759 SF Storage Space on the First Floor » ±18,333 SF Office Space on the First Floor
Timing	Immediate
Land Area	30 acres
Parking	2.71/1,000 SF
Zoning	Industrial
Year Built	1989-1991
Lobby Renovation	2019
Exterior	Masonry and ribbon window, glass and steel curtain wall
Column Spacing	30' x 25'
HVAC	VAV HVAC system with rooftop air handling equipment. 250 ton/building. Additional rooftop HVAC dedicated systems to meet production needs
Sprinklers	Each building has an independent wet sprinkler system monitored by a fire alarm system
Roof	Ballasted 60mm EPDM » 9 Hampshire: Installed 2006 » 11 Hampshire: Installed 2015

UTILITIES

Gas	Columbia Gas
Electric	Mansfield Municipal Electric
Water/Sewer	Mansfield Water and Sewer Department

9-11 MANSFIELD, MA AMPSHIRE

±8,759 SF STORAGE &
±18,333 SF FIRST CLASS
OFFICE AVAILABLE



9-11 MANSFIELD, MA AMPSHIRE

Exit 6 (I-95)
Exit 13 (I-495)



WITHIN
10 MINUTES
FROM



11
RESTAURANTS



19
BARS



5
COFFEE
SHOPS



5
GYMS



4
HOTELS

FOR MORE INFORMATION OR TO
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