



**1275 COMMERCE WAY
ATTLEBORO, MA**

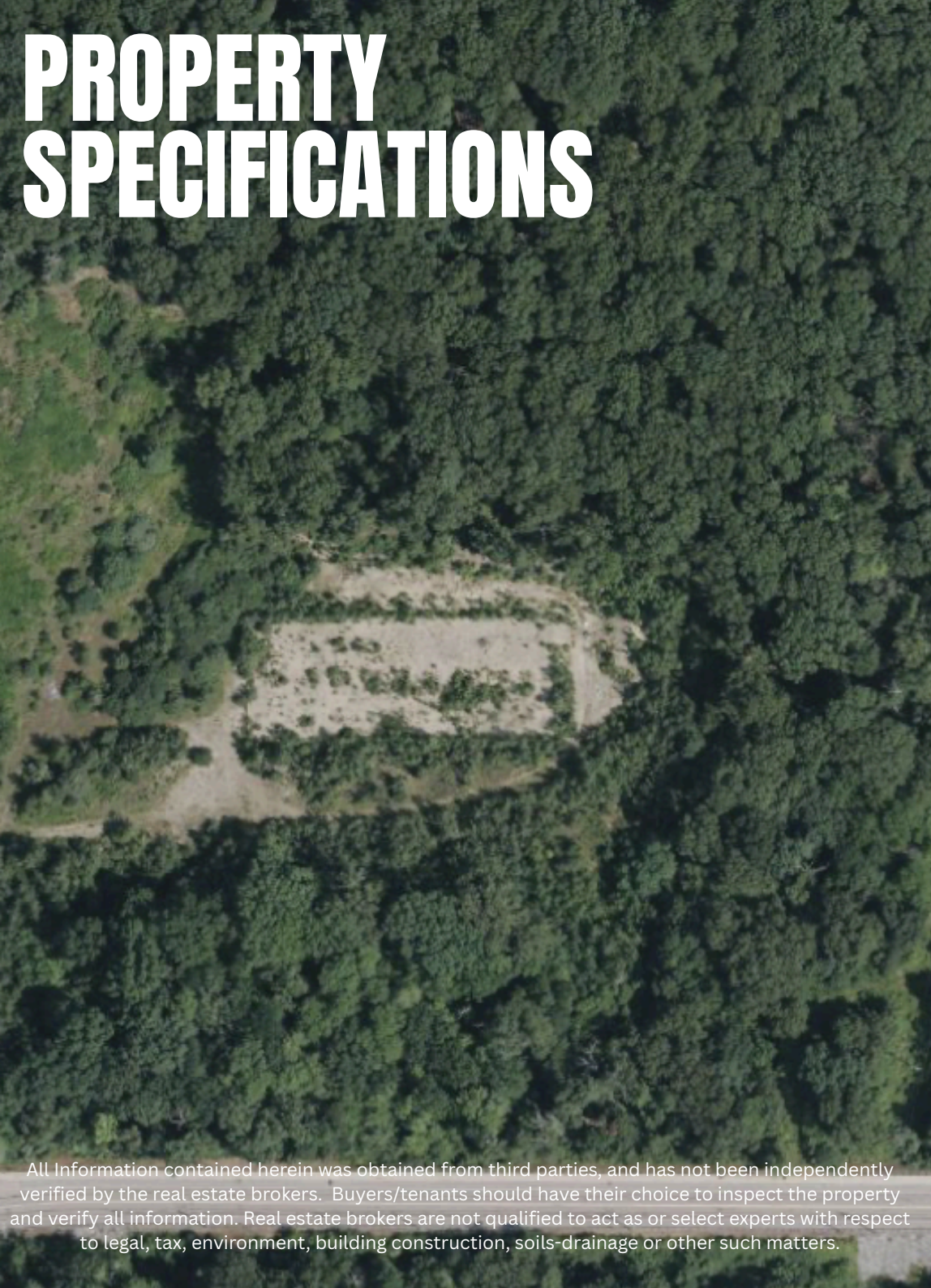
BUILD-TO-SUIT FOR LEASE

FULLY ENTITLED SITE

- **ADVANCED MFG/R&D/FLEX OPPORTUNITY**
- **CAN ALSO BE DEVELOPED AS SHALLOW BAY OR CONTRACTOR BAY**



50,000 ± SF



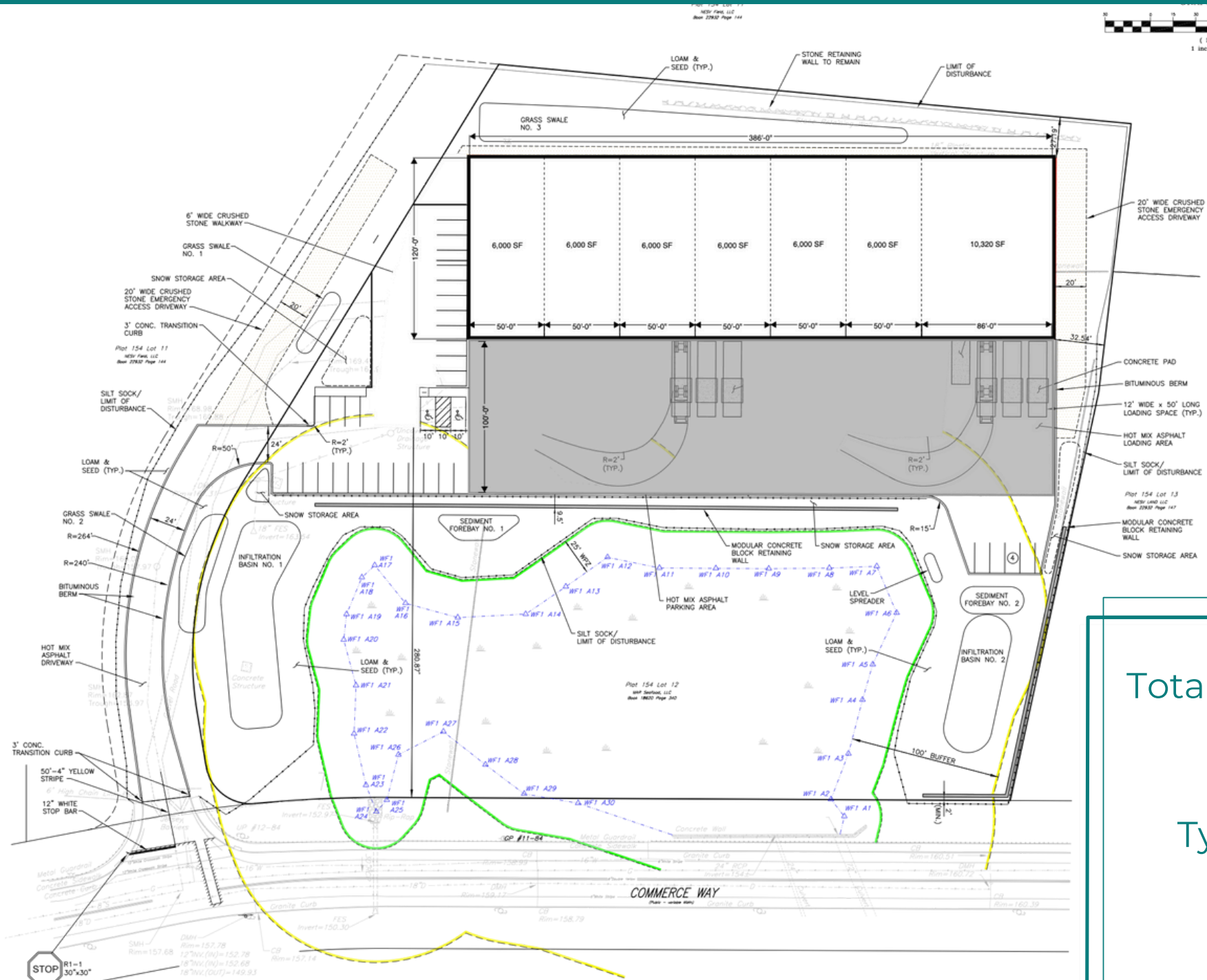
PROPERTY SPECIFICATIONS

TOTAL SF	58,600 SF
SPEC OFFICE	To Suit
POWER	2,000 AMPS (expandable)
UTILITIES	Water: Attleboro Sewer: Attleboro Electric: National Grid Gas: Eversource
CONSTRUCTION	Pre-Engineered Metal Panel Construction
CLEAR HEIGHT	26'
BUILDING DEPTH	142'
BUILDING LENGTH	390'
TRUCK APRON DEPTH	150'
COLUMN SPACING	50'X50' with 65' speedbay at dock doors
PARKING	80 spaces
LOADING DOCKS	3 Loading Docks
ROOF	White TPO
FLOOR	6" wire reinforced slab on grade

All Information contained herein was obtained from third parties, and has not been independently verified by the real estate brokers. Buyers/tenants should have their choice to inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage or other such matters.

Plot 154 Lot 1
NESE Field, LLC
Book 22932 Page 144

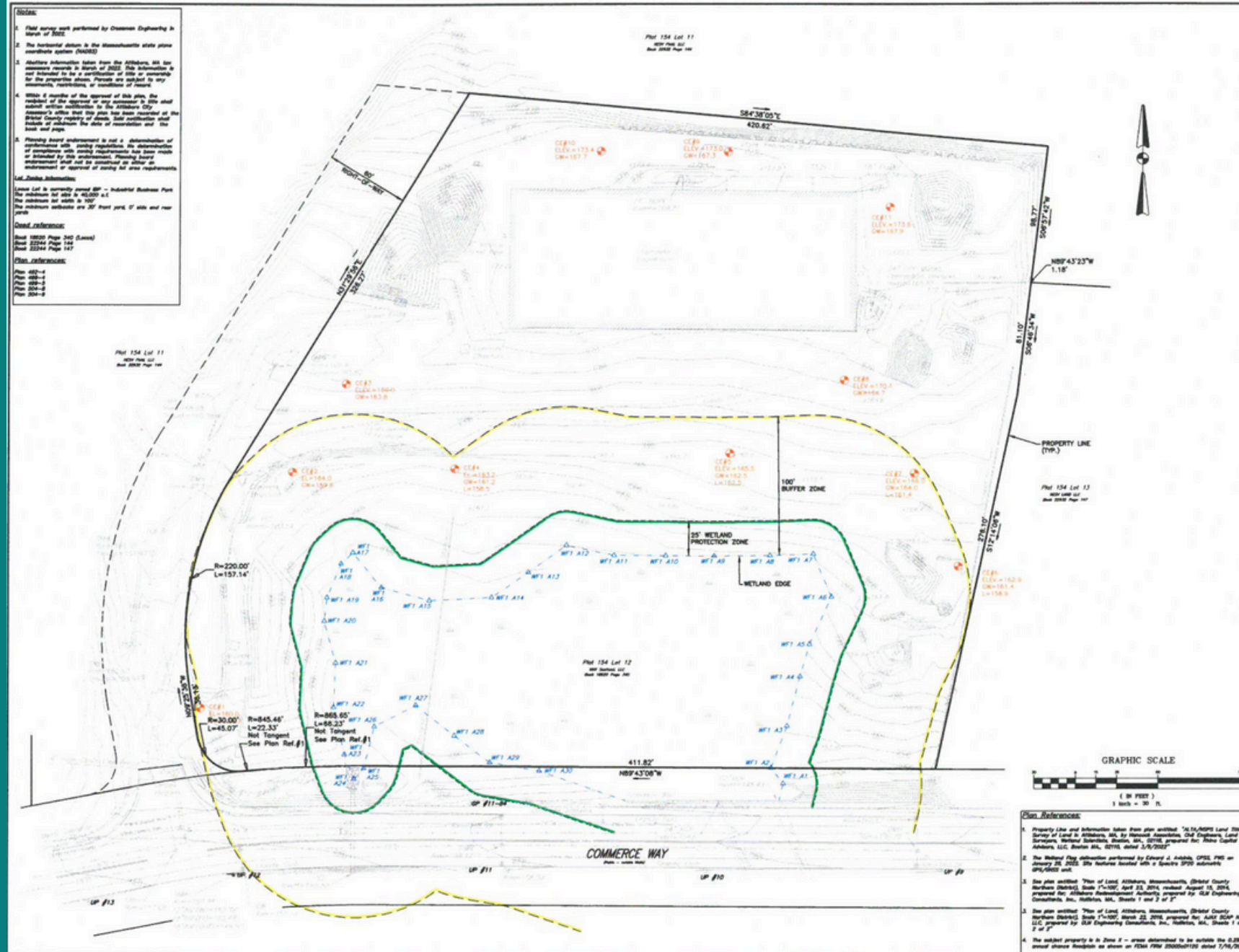
SHALLOW BAY CONCEPTUAL PLAN



Total Square Footage
36,000 SF

Typical Bay Size
50' x 120'

SITE PLAN



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