

211

HIGHLAND ST

EAST BRIDGEWATER, MA



FOR LEASE

100,000 – 412,500 SF

CLASS A INDUSTRIAL DEVELOPMENT

Delivered



PROPERTY OVERVIEW

211 Highland Street is an exciting speculative industrial development located in E Bridgewater, MA. The building is designed to meet the modern demands of Industrial users including 36' clear heights, ample loading opportunities, generous truck courts and superb employee/trailer parking. The site offers easy access to Route 24 via Exit 28A providing convenient accessibility to all of the New England region.



BUILDING HIGHLIGHTS



412,500 SF
BUILDING



57 LOADING
DOCKS



49.1 ACRE
SITE

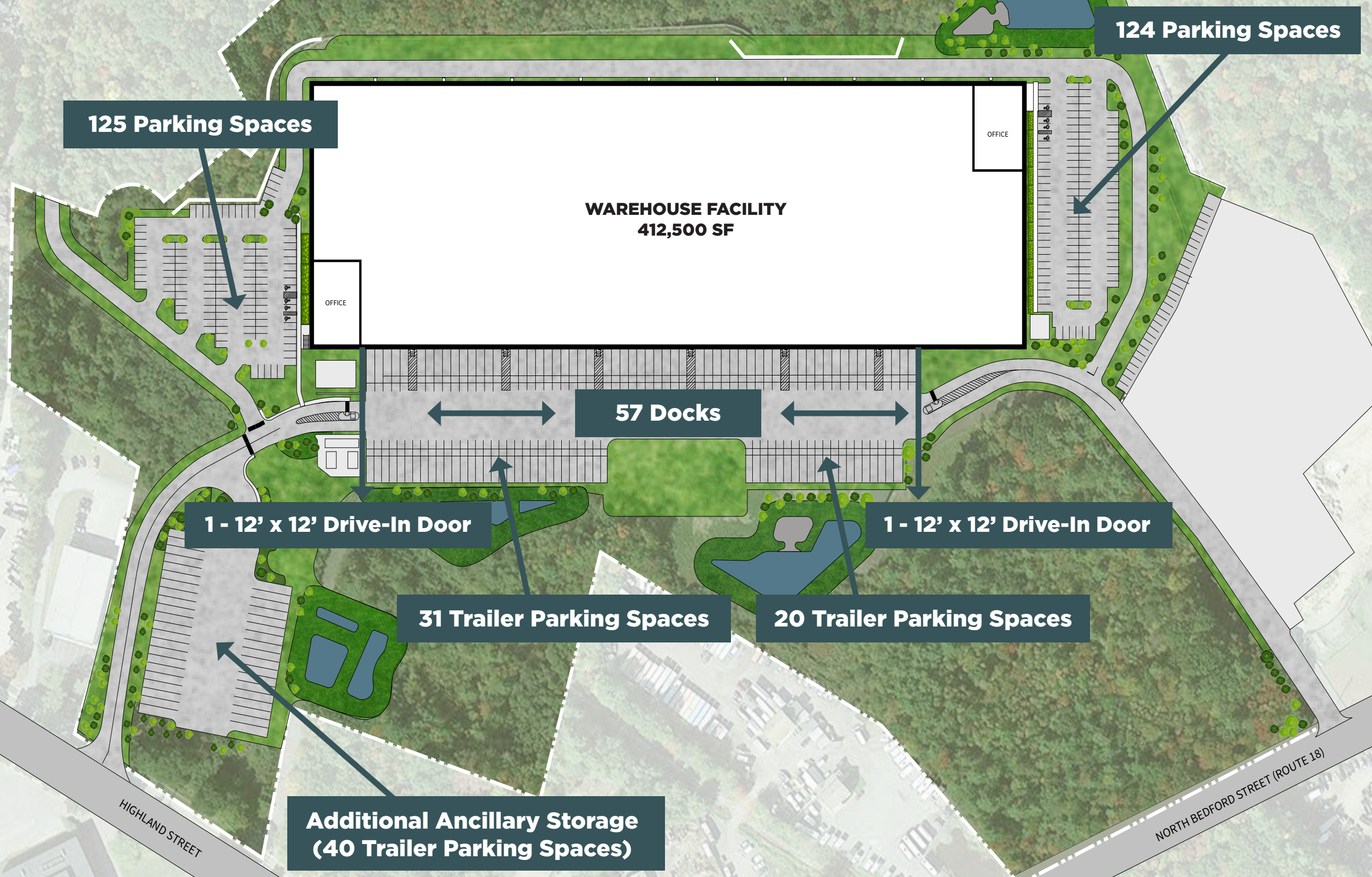


91 TRAILER
STORAGE SPACES



249 EMPLOYEE
PARKING

SITE PLAN



BUILDING SPECIFICATIONS

GENERAL

Tilt-up concrete panel building

60' speed bay with 56' x 45'

Overall building of dimensions of 1100' x 375'

Minimum 36' structural clear 6" inside first column line with deck sloped to drain

91 Trailer Parking Spaces

249 Parking Spaces

STRUCTURE

Load-bearing uninsulated tilt-up concrete panels

Structural steel interior building framing

7" 4000 psi unreinforced concrete slab with Ff40 FI30

BUILDING ENVELOPE

Uninsulated tilt up panels with 2" rigid, vinyl-faced insulation

60 mil white TPO membrane roof system to reach with TPO walk pads, R-30 hatch, and a 20-year manufacturer warranty

HM exterior man doors as shown on plans

Single two-leaf storefront entry at main entry of both buildings

2" vertical rigid insulation at interior face of foundations/footings

LOADING DOCKS

(57) 9' x 10' overhead loading dock doors

40,000lb mechanical dock leveler, bumper, seal at each loading dock door

(2) 12'x12' motor-operated drive-in door

MEP/FP

Internal roof drains with overflow scuppers. Stormwater flows into basins and below-grade retention systems

3" domestic water service

ESFR sprinkler system with diesel fire pump

4 gas fired roof top mounted make up air units provide heat to 65 degrees

4000A electrical service

Interior LED shell lighting

LED exterior lighting & wall packs

Fire alarm



EXTERIOR

6" concrete sidewalks

Concrete truck apron

Standard Duty asphalt paving at non-truck areas

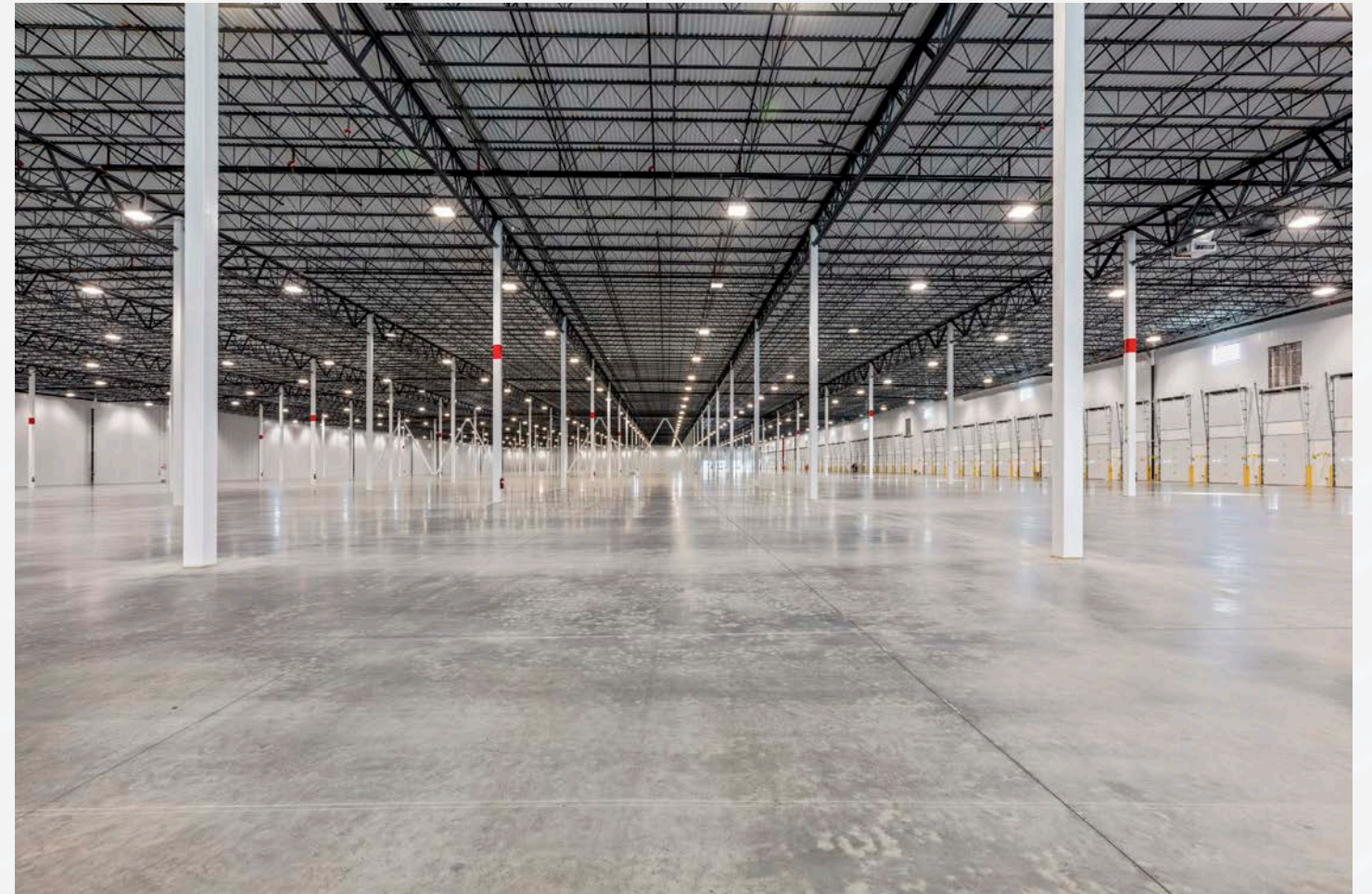
FINISHES

Interior face of concrete vinyl faced insulation

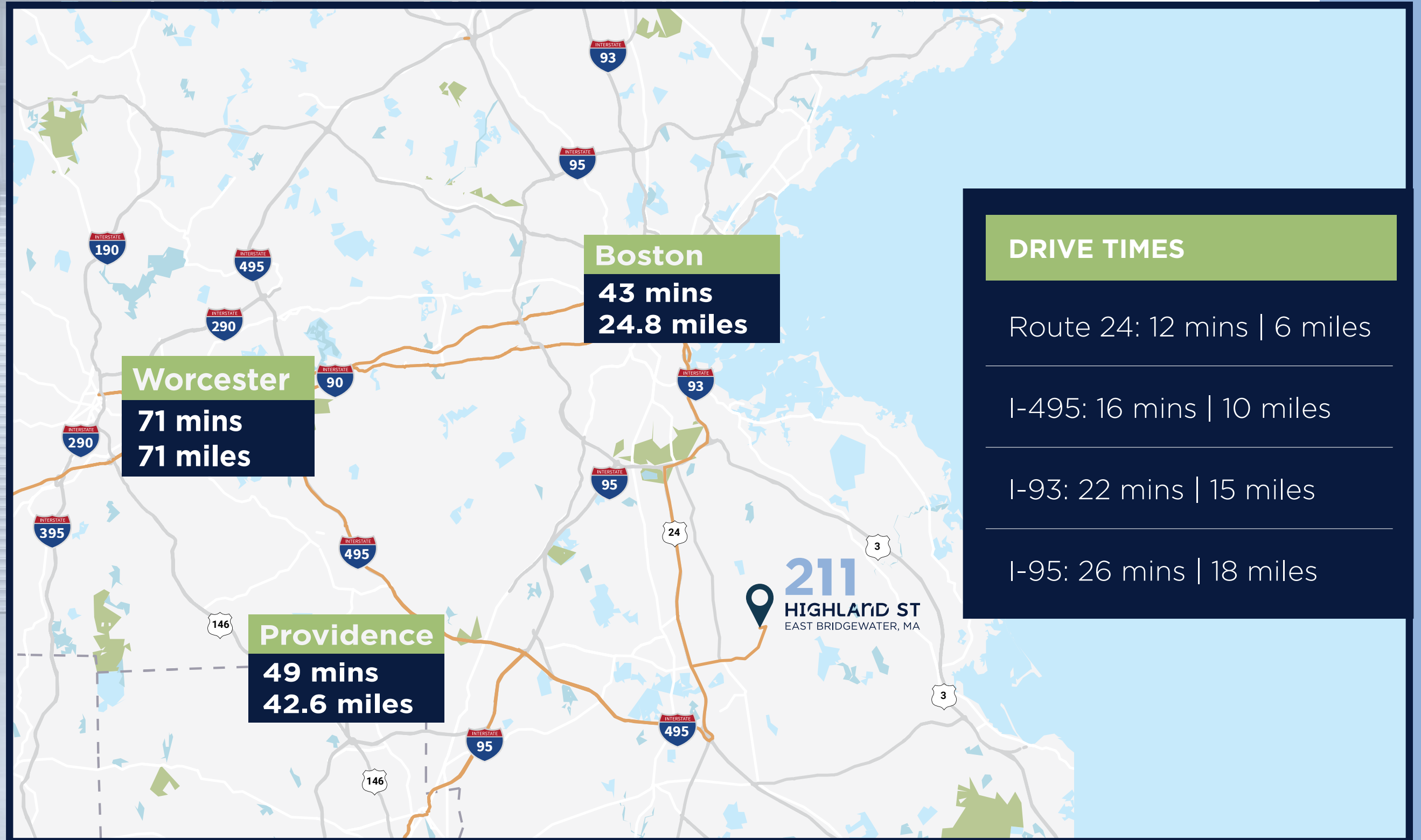
Man doors & frames painted

RE Taxes

MUNICIPALITY	TAX RATE	TAX BILL	DELTA TO E. BRIDGEWATER
East Bridgewater	1.45%	\$1.75/SF	--
Wrentham	1.68%	\$2.04/SF	\$.29/SF
Raynham	1.85%	\$2.24/SF	\$.49/SF
Bellingham	1.86%	\$2.25/SF	\$.50/SF
Brockton	2.60%	\$3.15/SF	\$1.40/SF
Taunton	2.63%	\$3.18/SF	\$1.43/SF
West Bridgewater	2.77%	\$3.35/SF	\$1.60/SF



SUPERIOR LOCATIONS & ACCESS





FOR LEASING INFORMATION

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