



**FRANCIS LOGISTICS CENTER**

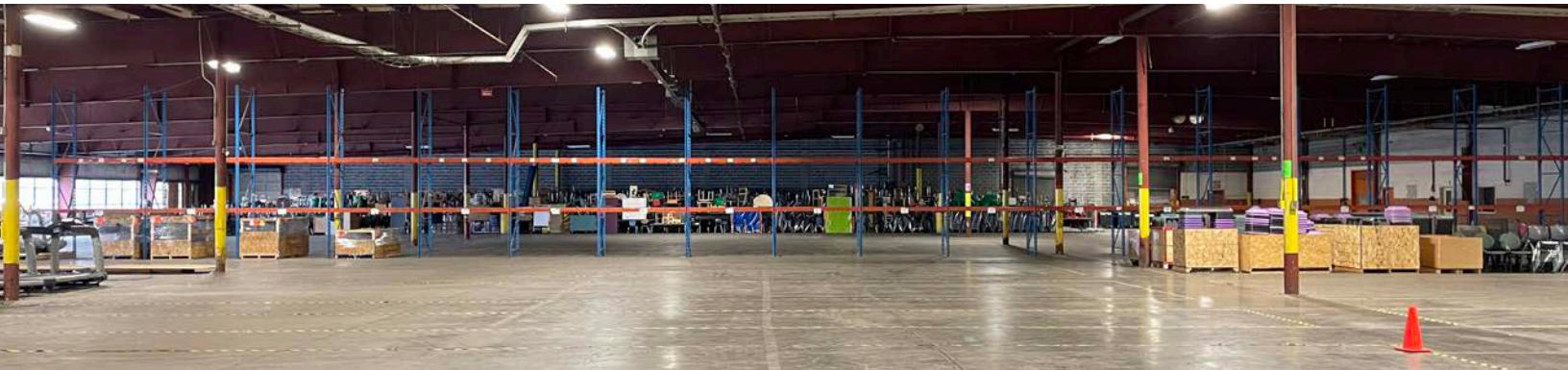
241 FRANCIS AVE | MANSFIELD, MA

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**50,000 - 232,500 SF**  
BUILT TO SUIT WAREHOUSE

**UP TO 312,953 SF**  
216,565 SF IS 28' - 32' HIGH BAY WAREHOUSE + ESFR

# BUILDING 1



## BUILDING 1 SPECIFICATIONS

**TOTAL BUILDING SIZE:** ±352,340 SF

**SPACE AVAILABLE:** 216,565 SF High Bay Warehouse  
28' – 32' clear

96,388 SF Warehouse  
15' – 18' clear

Total: 312,953 SF

**YEAR BUILT:** 1974

**LAND:** ±64 Total Acres (±40 Paved)

**ZONING:** 12 (Industrial 2)  
Warehouse use; Marijuana  
Testing, Research, Manufacturing

**R.E. TAX:** \$1.47/SF

**OPERATING EXPENSES:** \$1.15/SF

**UTILITIES:** Gas: Columbia Gas  
Electric: Town of Mansfield  
Sewer/Water: Town of Mansfield

**PARKING:** 210 Free Surface Spaces Available;  
Ratio of 1/1000 SF

**ROOF TYPE:** Rubber Membrane Insulation/TPO  
Insulation (New in 2019)

**RAIL:** Direct Rail Access

**OUTDOOR STORAGE:** Up to 20 Acres

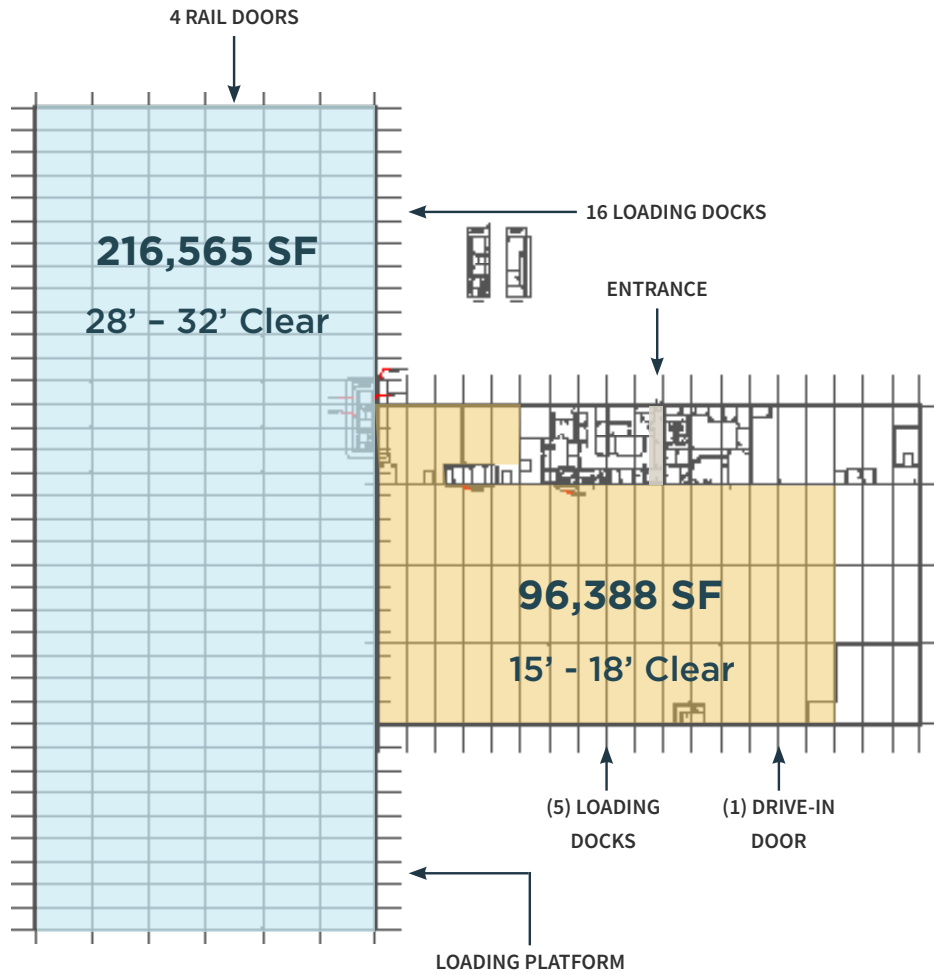
**OFFICE:** ±1,000 SF

**SPRINKLERS:** ESFR

**LOADING:** (21) Loading Docks  
(3) Drive-ins  
(4) Rail Doors  
Loading Platform



**FLOOR PLAN: 312,953 SF**





# BUILDING 2 | BUILT-TO-SUIT CUSTOMIZATIONS



## BUILDING 2 SPECIFICATIONS

**TOTAL BUILDING SIZE:** 50,000 - 232,500 SF  
Class A Built-to-Suit  
Customization Opportunities

**CLEAR HEIGHT:** 36'

**LOADING:** (42) Loading Docks  
(4) Drive-in Doors

**COLUMN SPACING:** 50' x 52'  
60' Speed Bay

**PARKING:** 159 Vehicle Parking Spaces

**CONSTRUCTION TYPE:** Concrete Tilt-Wall Construction

**OFFICE:** Up to 4 storefront entrances

**CIRCULATION:** Separate Auto and Truck Circulation

**SPRINKLERS:** EFSR System

**POWER:** 3,000 Amps

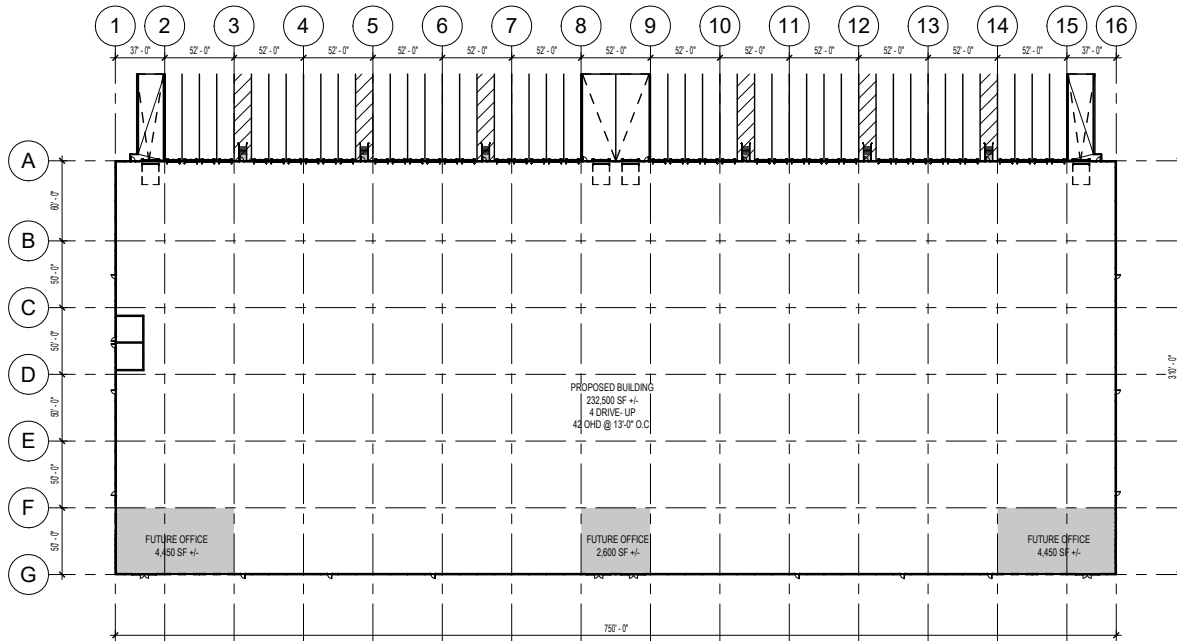
**ROOF:** Rubber Membrane, Solar Ready

**STORAGE:** Ample outdoor storage and/or  
additional truck parking available

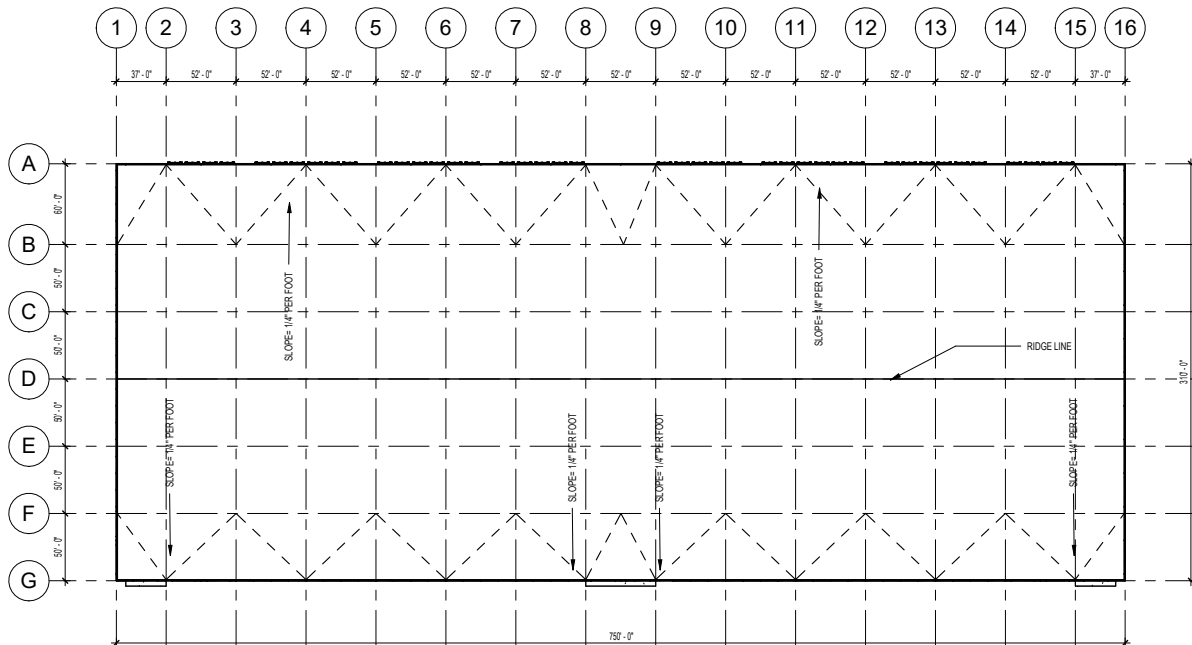
**RAIL:** Freight Rail Served

# FULLY APPROVED & PERMITTED

## PROPOSED FLOOR PLAN: 50,000 - 232,500 SF



## PROPOSED ROOF PLAN

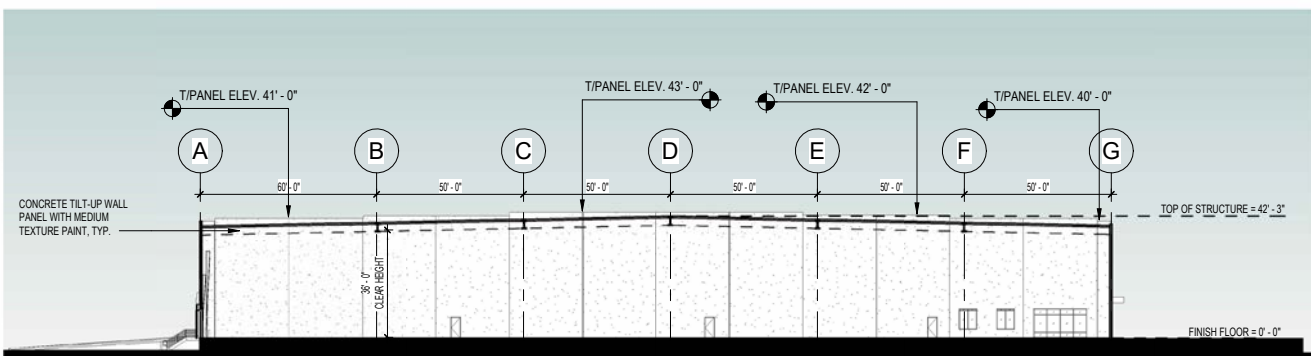


# BUILDING 2 | BUILT-TO-SUIT CUSTOMIZATIONS

## PROPOSED ELEVATION



## PROPOSED BUILDING SECTION





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BUILDING II

Proposed Built-to-Suit Warehouse

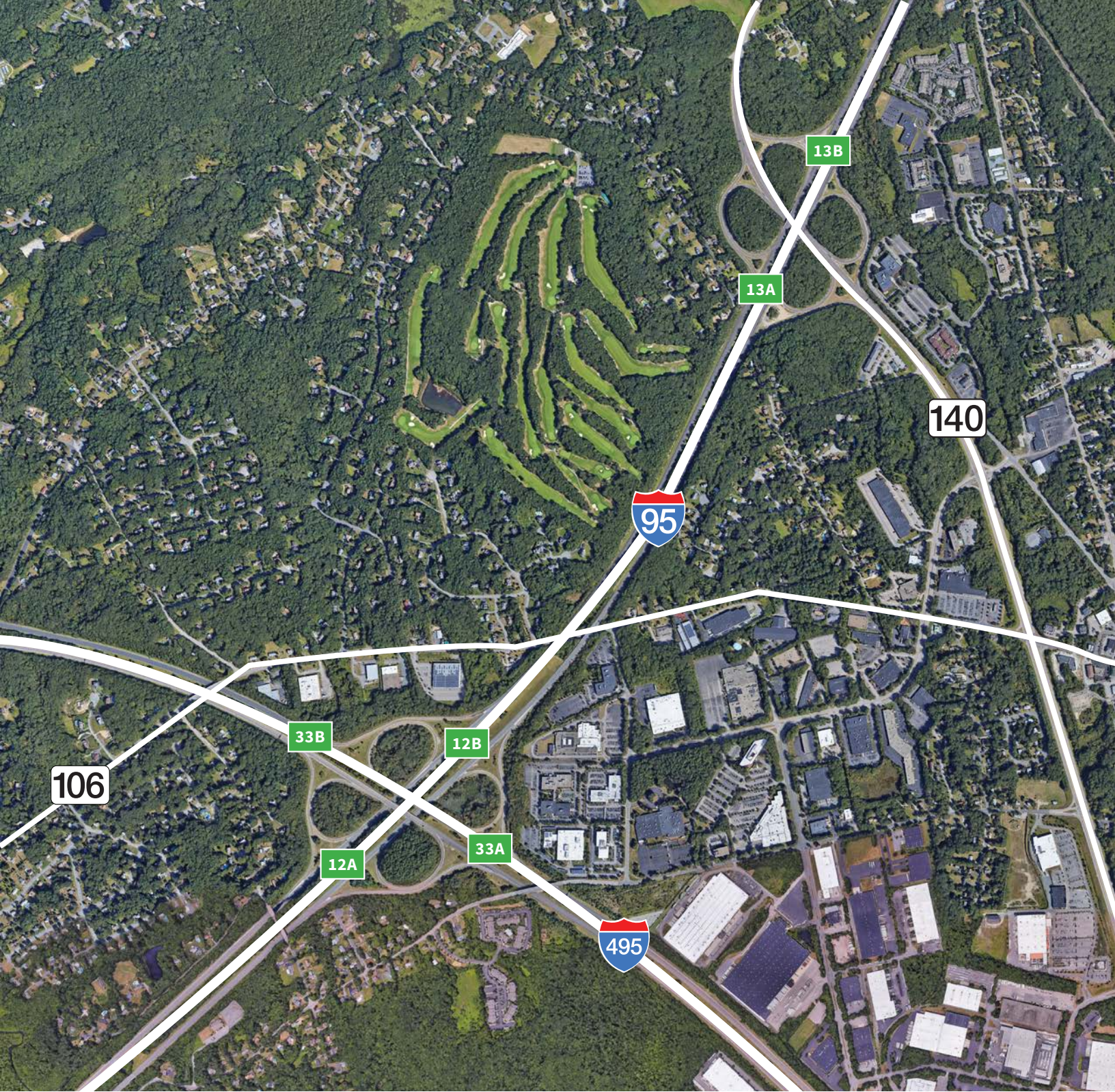




**BUILDING I**

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NOTABLE TENANTS IN THE AREA



Medtronic







Up to 312,953 SF Warehouse

232,500 Built-to-Suit High Bay Warehouse



106

DISTANCE

13A

3.1 Miles from I-95 Exit 13A

12A

4.6 Miles from I-95 Exit 12A



32.5 Miles to the city of Boston



22.7 Miles to the city of Providence



46.1 Miles to the city of Worcester

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**FOR MORE INFORMATION**

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