

**New Construction
45,000 SF Flex Building
Available November 2024**

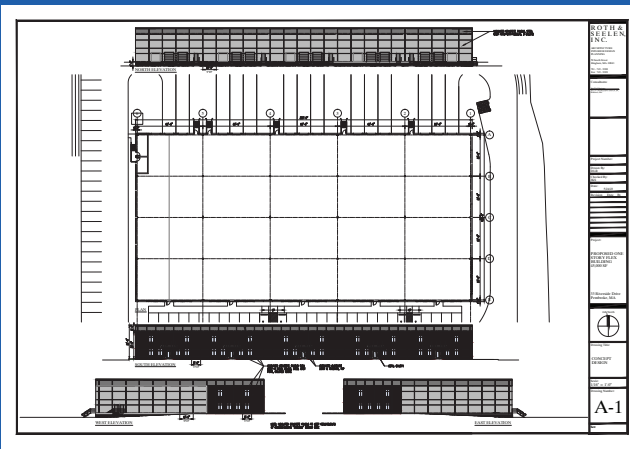
*33 Riverside Drive
Building 2
Pembroke, MA*

RADER PROPERTIES, INC

781-681-9000
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*33 Riverside Drive
Building 2
Pembroke, MA
Up To 45,000 SF*



SPECIFICATIONS

- Location:** Prominently visible from Route 3 in the North River Commerce Park immediately off Route 139 at Exit 27.
- Property Description:** New construction. Building 2 is a high-bay, industrial/flex building built with a steel frame and architectural brick panel exterior.
- Size:** 45,000 SF, single-story
- Available Space:** 10,000 SF bays to 45,000 SF
- Delivery Date:** Fourth quarter 2024
- Clear Height:** 24'
- Loading:** 10 tailboard docks and 2 ground-level doors.
- Utilities:** Gas, electric, town water, on-site septic system
- Power:** 1,200 amps, 3-phase
- Parking:** 100 spaces
- Fire Sprinkler:** 100% wet system
- Allowed Uses:** Industrial, flex, R&D, recreational, medical, and most other uses
- Exclusive Agent:** David Mitchell 781-681-9000 ext. 20
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For more information or to schedule a building tour contact:

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