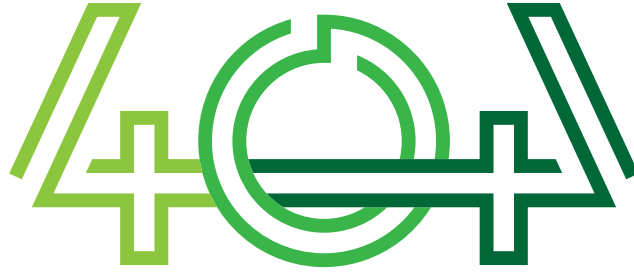


NEW SPECULATIVE DEVELOPMENT



GREEN STREET

WRENTHAM, MA

176,800 RSF CLASS A WAREHOUSE



IMMEDIATE ACCESS TO I-495

**LINCOLN
PROPERTY
COMPANY**

BUILDING SPECIFICATIONS

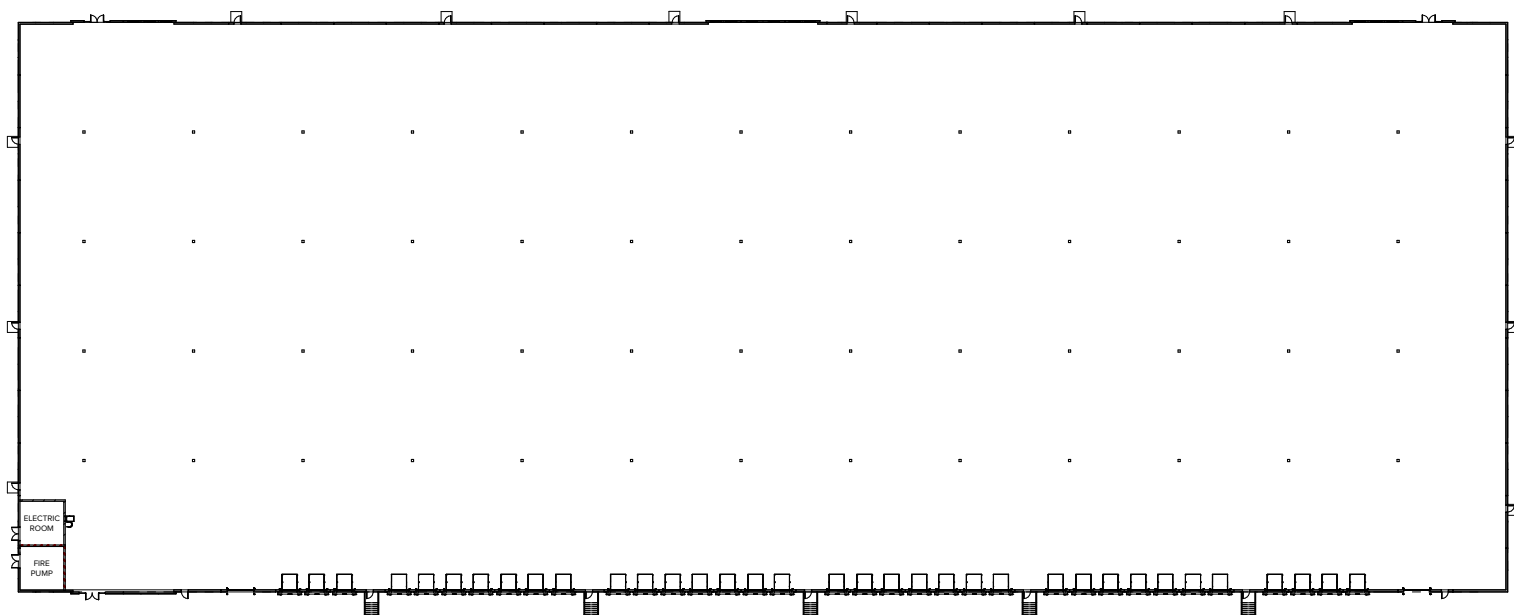
ADDRESS	404 Green Street, Wrentham, MA 02093
SITE AREA	34.48 Acres
RENTABLE AREA	176,800 RSF
CLEAR HEIGHT	32'
LOADING	35 docks; 9'x10', manually operated and include mechanical levelers of 35,000 lbs. Vison panels, dock seals, bumpers and dock lights 2 drive-in doors; 12'x14' and electrically operated
COLUMN SPACING	50'x50' (typical)
BUILDING DIMENSIONS	680'x260'
TRUCK COURT DEPTH	130'
BUILDING DEPTH	260'
SPEED BAY SIZE	60'
TRAILER STORAGE	33 spaces
PARKING	113 spaces
FLOOR	7" thick floor slab with Ashford Formula sealer/hardener
ROOF	White TPO
WINDOWS	16 4'x8' clerestory windows above truck doors
HEATING	Roof-mounted gas-fired units

BUILDING SYSTEMS & UTILITIES

POWER	3,000 amp electrical service, 277/480V
FIRE PROTECTION	ESFR suppression system with ESFR Heads Diesel fire pump
LIGHTING	LED sensor lighting 30 FC at 36" AFF
WATER & SEWER	Town of Wrentham, soil absorption waste system
ELECTRIC	National Grid



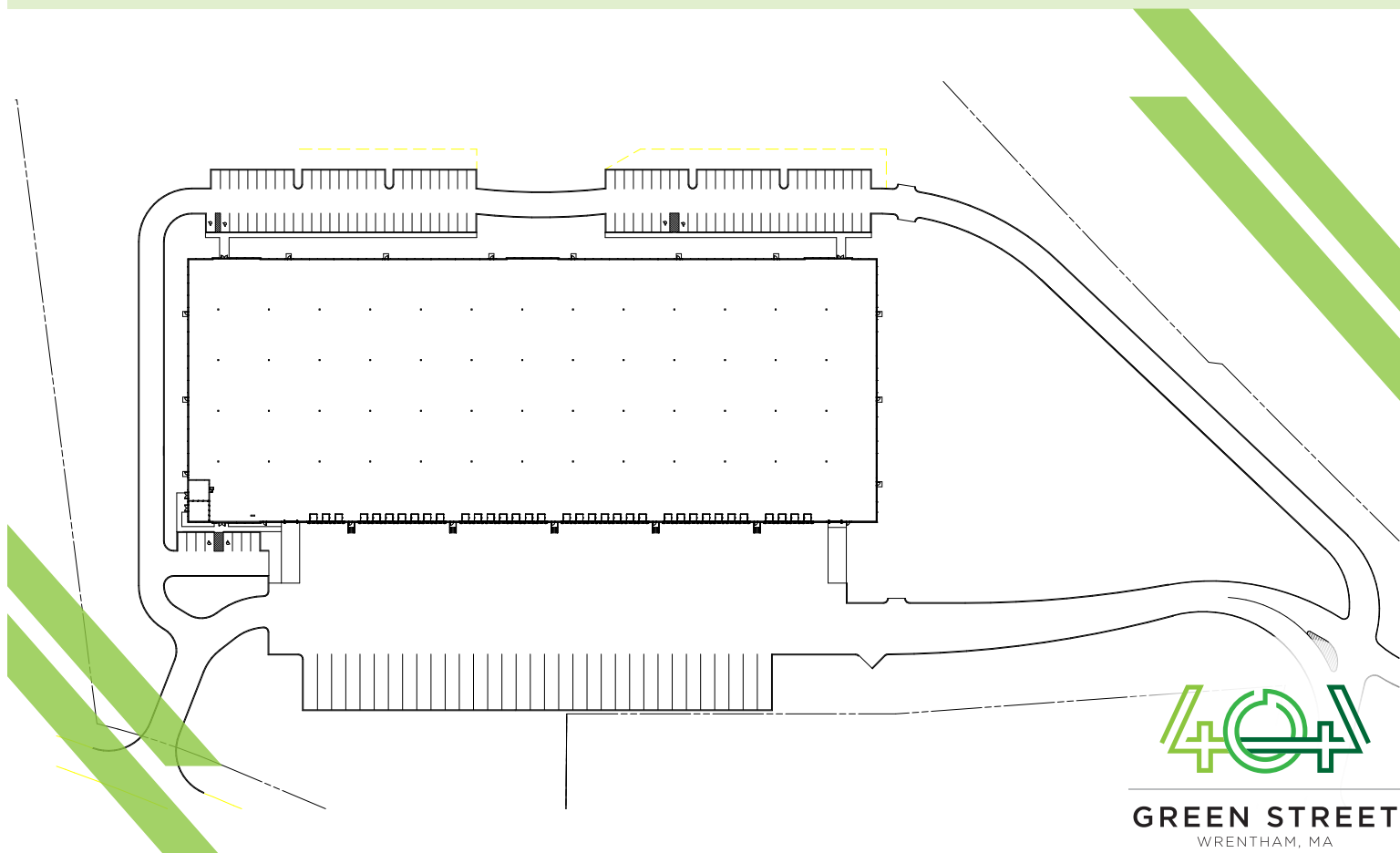
STATE-OF-THE-ART LOGISTICS & DISTRIBUTION FACILITY

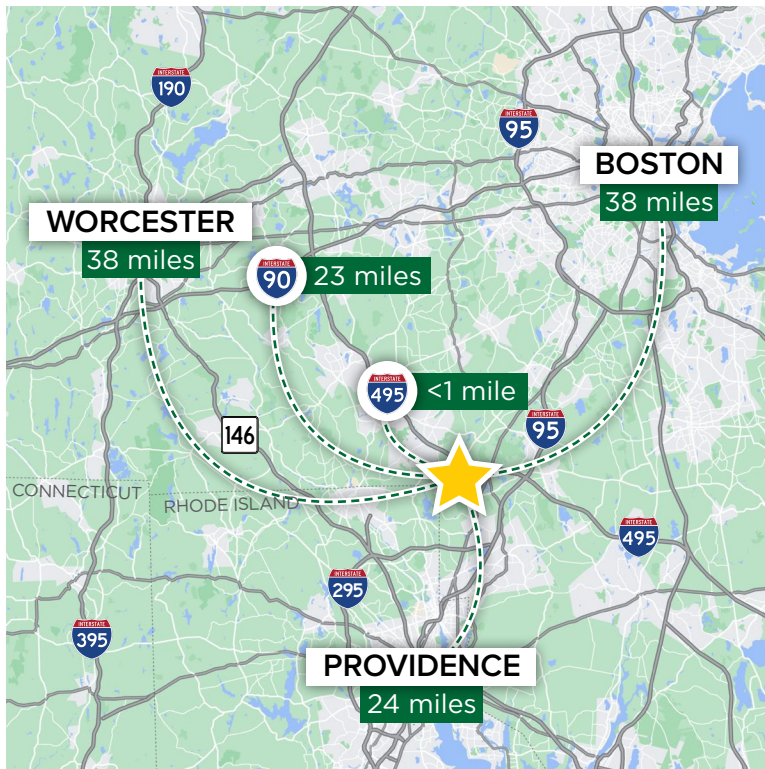


LOADING:
35 Docks
2 Drive-in Doors

**COLUMN
SPACING:**
50' x 50'

FLEXIBLE PARKING
113 Employee Parking Spaces
33 Trailer Parking Spaces



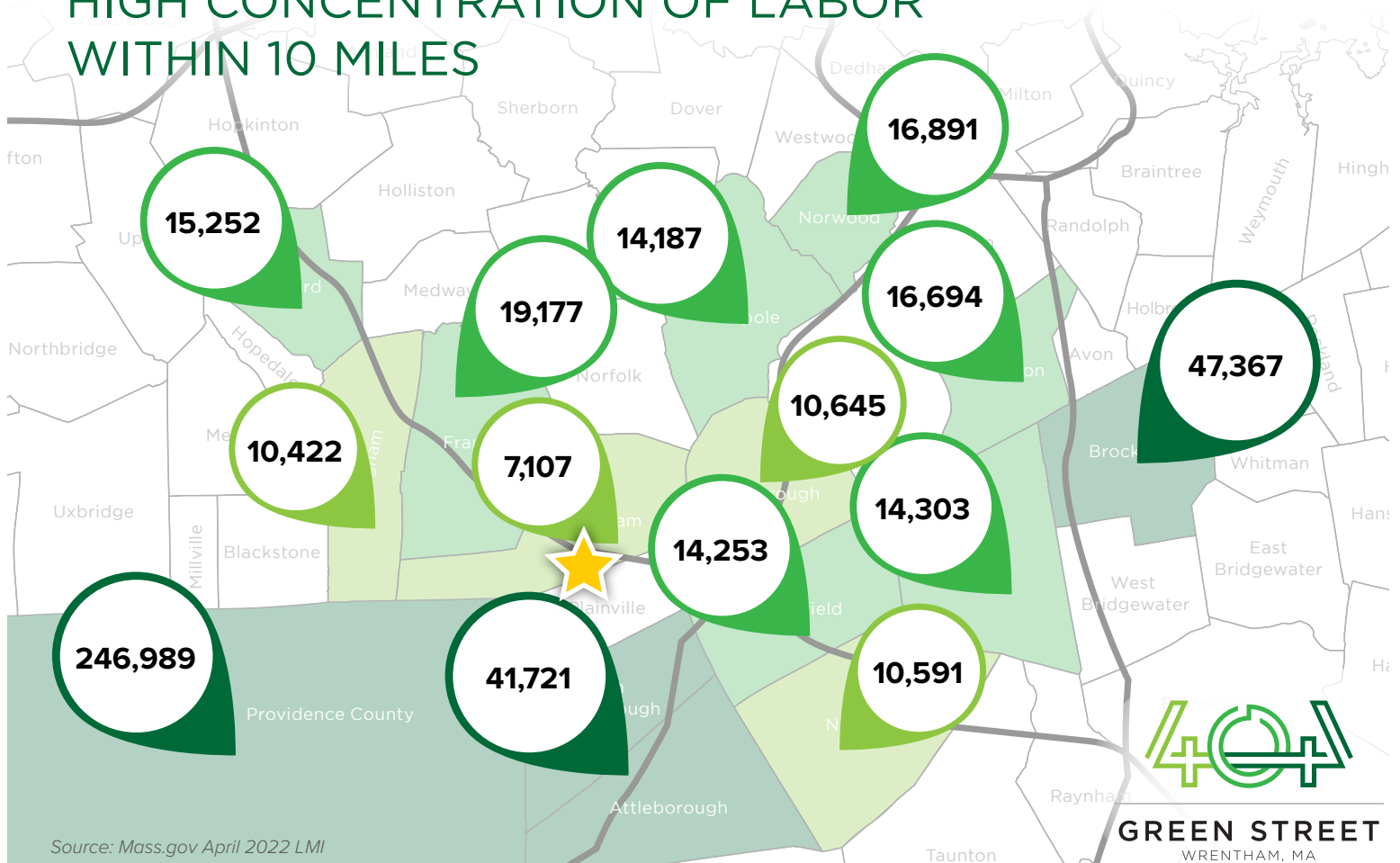


SUPERIOR REGIONAL ACCESS

IN GREATER BOSTON'S PREMIER INDUSTRIAL CORRIDOR

STRONG EMPLOYMENT BASE

HIGH CONCENTRATION OF LABOR WITHIN 10 MILES



Source: Mass.gov April 2022 LMI



GREEN STREET
WRENTHAM, MA

CORPORATE NEIGHBORS



Exit 43

ThermoFisher
SCIENTIFIC



Exit 41



Exit 38



Lindenmeyr Munroe

DELLEMC **Stannah**

Exit 33A

amazon

Exit 27

wayfair



pitney bowes

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