

44

CABOT Mansfield, MA BOULEVARD

FOR LEASE

**FLEX/INDUSTRIAL
FACILITY**

±20,000-60,000 SF



PROPERTY DESCRIPTION

CBRE's Industrial team is pleased to bring to your attention the availability of a ±20,000-60,000 SF flex/industrial facility at 44 Cabot Boulevard in Mansfield, Massachusetts. The site is located in the Cabot Business Park, at the intersection of Interstates 95 and 495, just 30 miles from Boston. This property is designed to accommodate R&D/flex, warehouse and manufacturing operations.

BUILDING SPECIFICATIONS

Total Building Size: ±60,000 SF

Year Built: Under construction

Available Space: ±20,000-60,000 SF

Power: 1600 Amps at 480 Volts

Land Area: ±10 acres

Sprinkler: ESFR

Clear Height: 24'

Lighting: LED motion sensor

Column Spacing: 42' x 44'

Utilities:


Loading: Nine docks (8' x 10') with levelers

– Water/Sewer: Town of Mansfield

– Electricity: Mansfield Electric

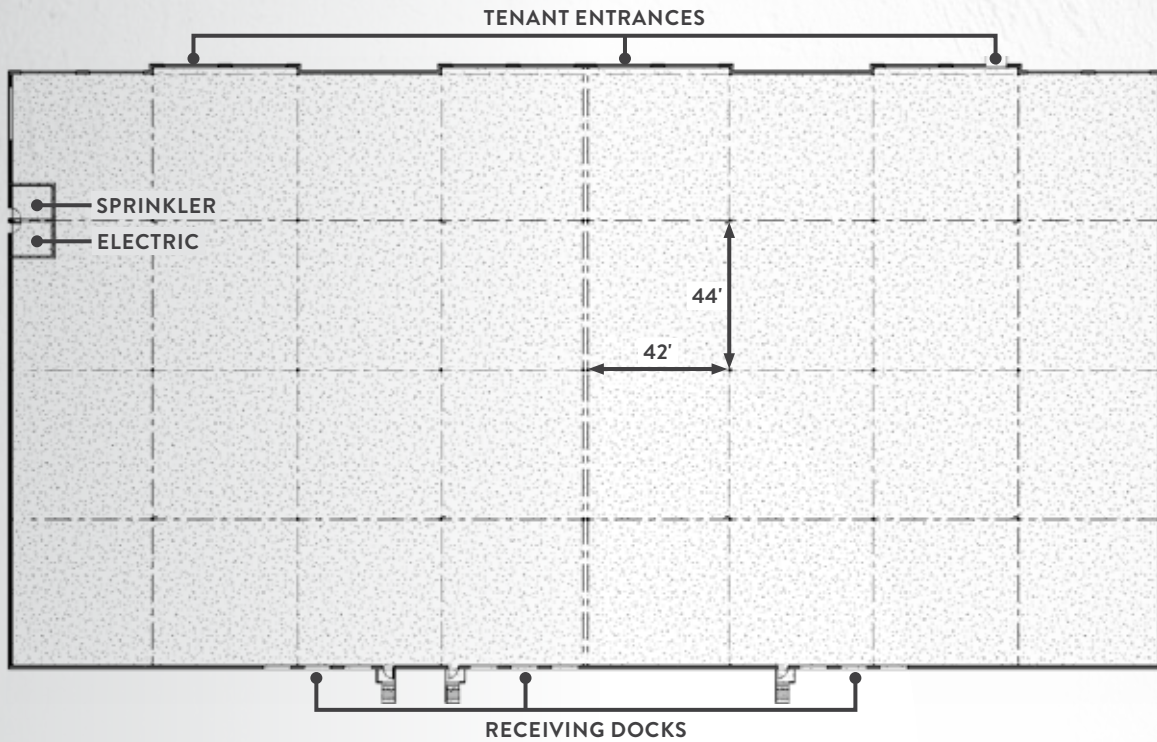
Parking: 3/1,000 SF

– Gas: Columbia



44 CABOT BOULEVARD

FLOOR PLAN



SITE PLAN





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