

For Sale or Lease ±83,899 SF in Cabot Business Park

20 Middlesex Road • Mansfield, Massachusetts

Great access to Interstates 95 and 495



±83,899 SF Industrial Facility Immediately Available For Sale or Lease

20 Middlesex Road • Mansfield, Massachusetts

20 Middlesex Road is a 83,899 SF industrial building located in Cabot Business Park in Mansfield. This strategically located park has served companies in the warehouse and distribution business exceedingly well throughout its existence due to its location at the intersection of Interstates 95 and 495. With 12,000 SF of office space on two floors, 20 Middlesex Road could serve as a corporate headquarters for a company looking to settle down in the 495 South market. The property has over 100 parking spaces and room to store 25+ trailers on site.

PROPERTY SPECIFICATIONS

Land:	7.40 acres		Year
Building Footprint:	76,842 SF		Ехра
Total Office Space:	12,171 SF		Load
First Floor:	5,114 SF		
Second Floor:	7,057 SF		Colu
Warehouse Space:	71,728 SF	- :	Light
Total Building Size:	83,899 SF	_	Ligiti
Warehouse Clear Height:	21'6"		Roof
Fire Suppression:	Sprinklered, wet system		

Six cars

Parking 105 auto stalls,

Rail Spots (60' cars):

Parking 105 auto stalls, 27 truck stalls

Year Built: 1981

Expansion Potential: 36,000 SF

■ **Loading:** Seven tailboard-height doors

 $(8' \times 10')$

One drive-in door (20' x 30')

Column Spacing: 30' x 40'

Lighting: Combination sodium vapor

and metal halide

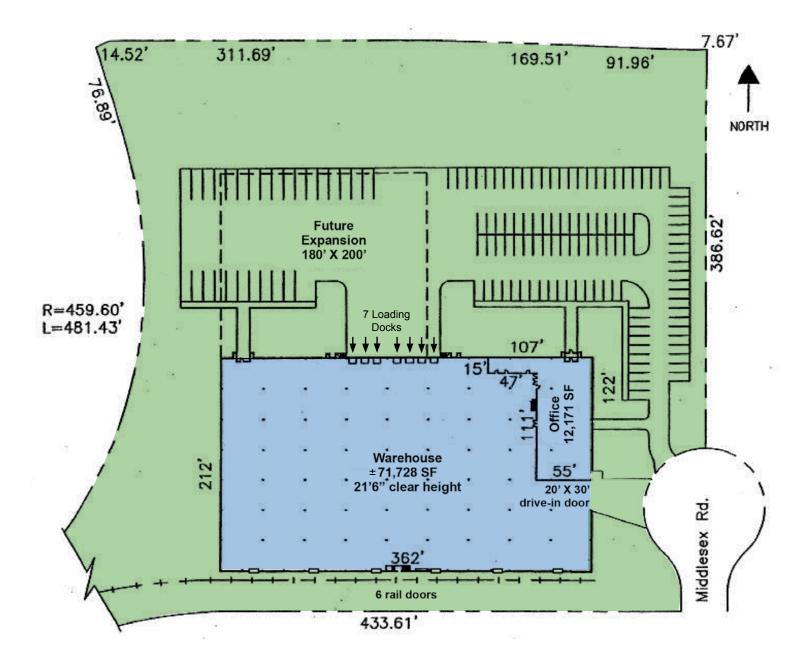
■ Roof: Ballasted rubber membrane

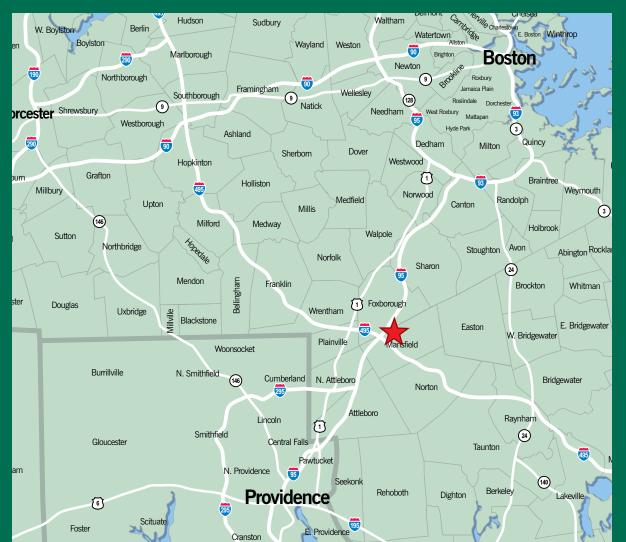
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■ **Heat:** Cambridge air rotation units

■ Miscellaneous: Cooler box in place







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FOR MORE INFORMATION, PLEASE CONTACT:

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