



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

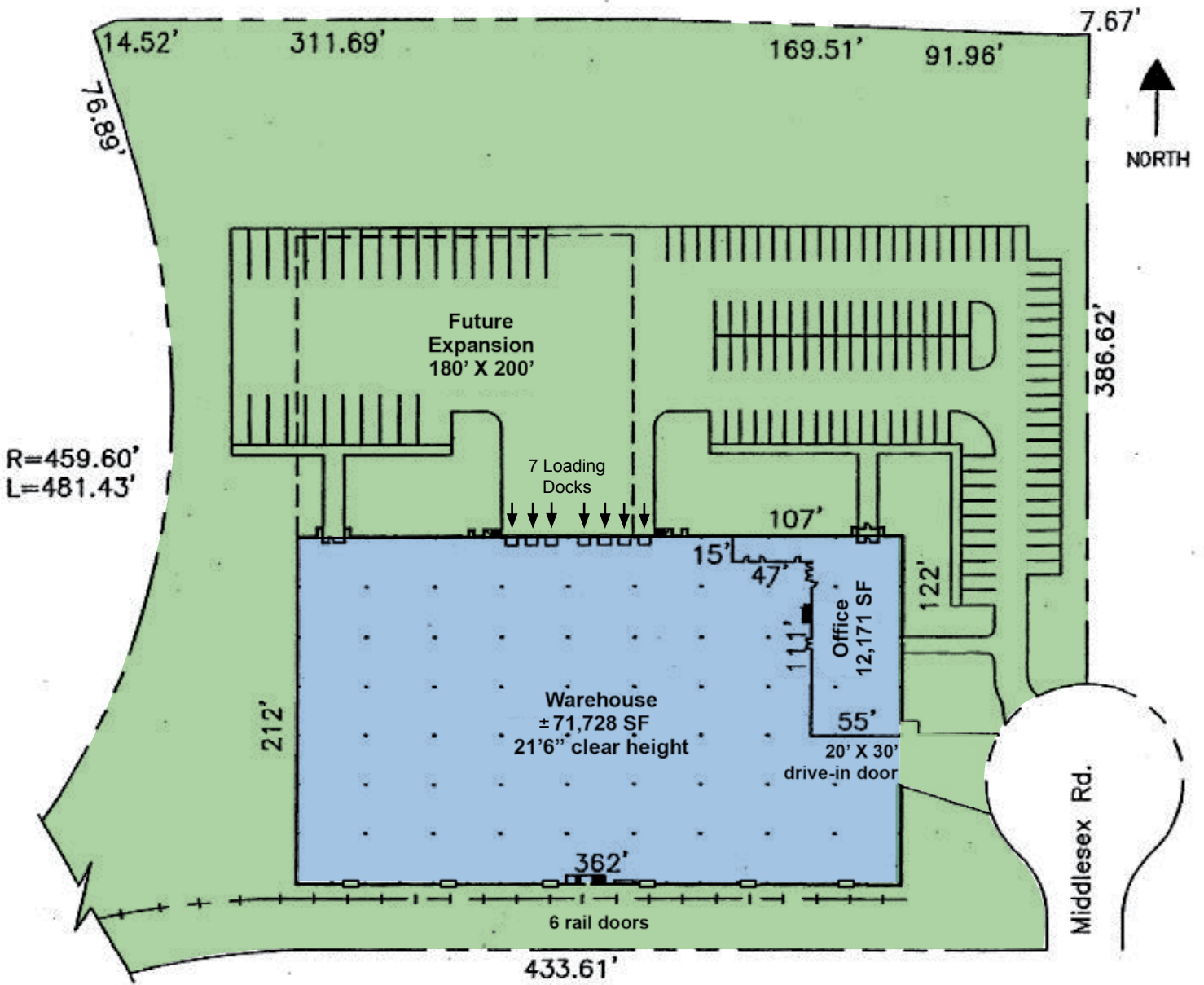
20 Middlesex Road is a 83,899 SF industrial building located in Cabot Business Park in Mansfield. This strategically located park has served companies in the warehouse and distribution business exceedingly well throughout its existence due to its location at the intersection of Interstates 95 and 495. 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.

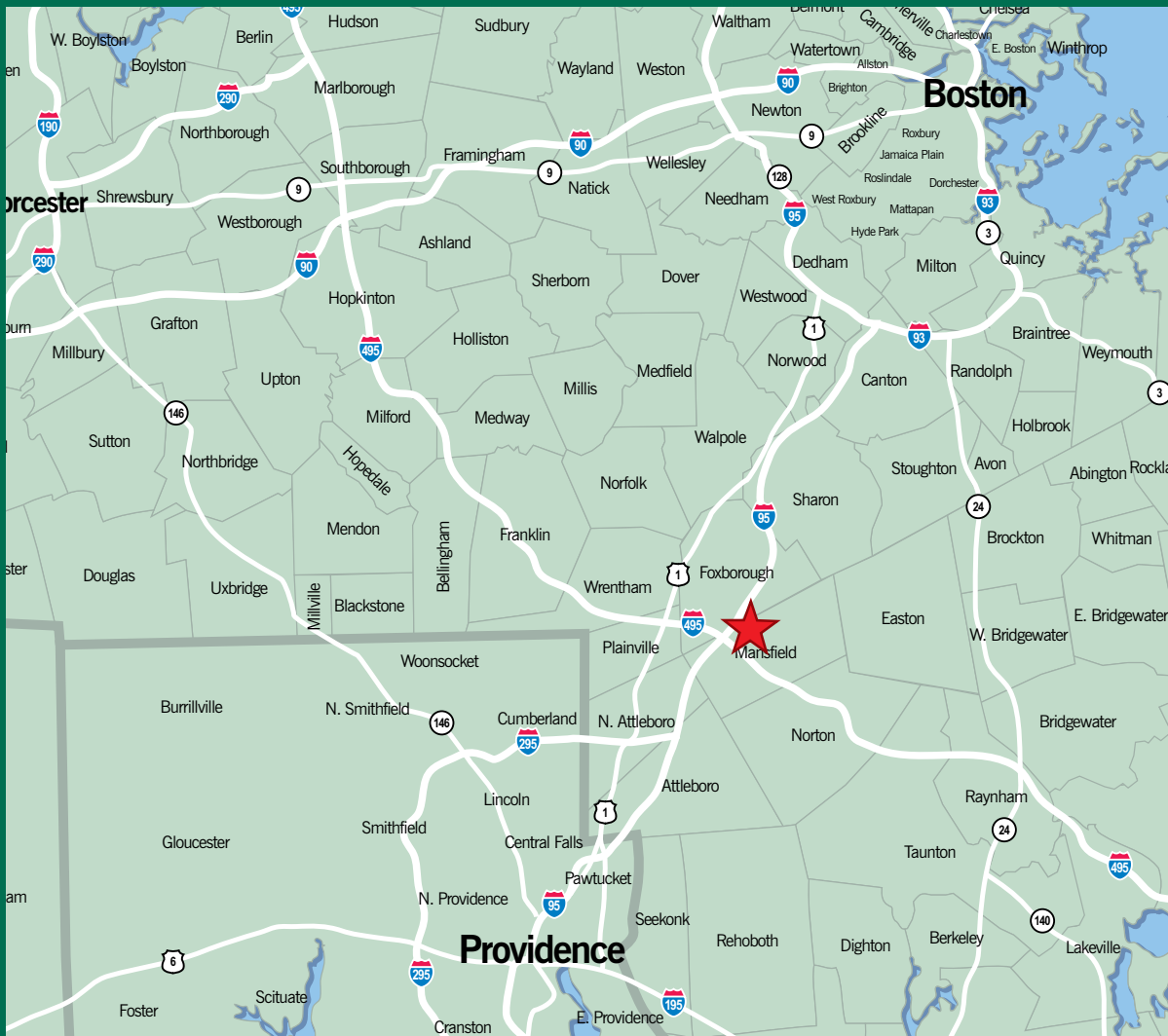
PROPERTY SPECIFICATIONS

■ Land:	7.40 acres	■ Year Built:	1981
■ Building Footprint:	76,842 SF	■ Expansion Potential:	36,000 SF
■ Total Office Space:	12,171 SF	■ Loading:	Seven tailboard-height doors (8' x 10') One drive-in door (20' x 30')
■ First Floor:	5,114 SF	■ Column Spacing:	30' x 40'
■ Second Floor:	7,057 SF	■ Lighting:	Combination sodium vapor and metal halide
■ Warehouse Space:	71,728 SF	■ Roof:	Ballasted rubber membrane (original)
■ Total Building Size:	83,899 SF	■ Heat:	Cambridge air rotation units
■ Warehouse Clear Height:	21'6"	■ Miscellaneous:	Cooler box in place
■ Fire Suppression:	Sprinklered, wet system		
■ Rail Spots (60' cars):	Six cars		
■ Parking	105 auto stalls, 27 truck stalls		



SITE PLAN





FOR MORE INFORMATION,
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