

600 GRIFFIN BROOK DRIVE

M E T H U E N | M A



FOR LEASE 95,700 SF

**WAREHOUSE/DISTRIBUTION
SPACE AVAILABLE**

**UNDER CONSTRUCTION
DELIVERING Q4 2025**



BUILDING OVERVIEW

600 GRIFFIN BROOK DRIVE IS A FUTURE 95,700 SF WAREHOUSE / DISTRIBUTION BUILDING WITH 36' CLEAR HEIGHT, 3,000 AMPS OF POWER, AND 24 LOADING DOCKS. THE PROJECT IS UNDER CONSTRUCTION AS OF Q1 2025 AND READY FOR OCCUPANCY Q4 2025.

SITE DESCRIPTION

SITE AREA	14.4 ACRES
CAR PARKING	(80) SPACES - INCLUDING (4) ACCESSIBLE SPACES
CAR PARKING RATIO	1 SPACE / 1,000 SF

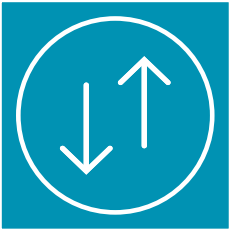
TRAILER PARKING	(9) SPACES
CONSTRUCTION TYPE	II-B
POWER	3000A AT 277/480V

BUILDING DESCRIPTION

BUILDING SIZE	95,700 SF
BUILDING TYPE	WAREHOUSE
CLEAR HEIGHT	36'
DIMENSIONS	220' X 435'
COLUMN SPACING	54' O.C.
OVERHEAD DOCK DOORS	(24)

SLAB	8" UNREINFORCED
TRUCK COURT	HEAVY-DUTY ASPHALT PAVING
TRUCK APRON	FULL DEPTH CONCRETE
ROOF TYPE	TPO MECHANICALLY FASTENED
FIRE SPRINKLERS	ESFR SYSTEM WITH DIESEL FIRE PUMP
CLERESTORY WINDOWS	(12)
LIGHTING	TEMPORARY LED

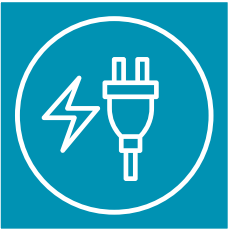
PROPERTY SPECIFICATIONS



CLEAR HEIGHT: 36'



COLUMN SPACING: 54' O.C.



POWER: 3,000 AMPS,
277/480V



BUILDING DIMENSIONS:
230 DEEP X 435 WIDE



24 LOADING DOCKS



TOWN WATER & SEWER



9 TRAILER PARKING SPOTS

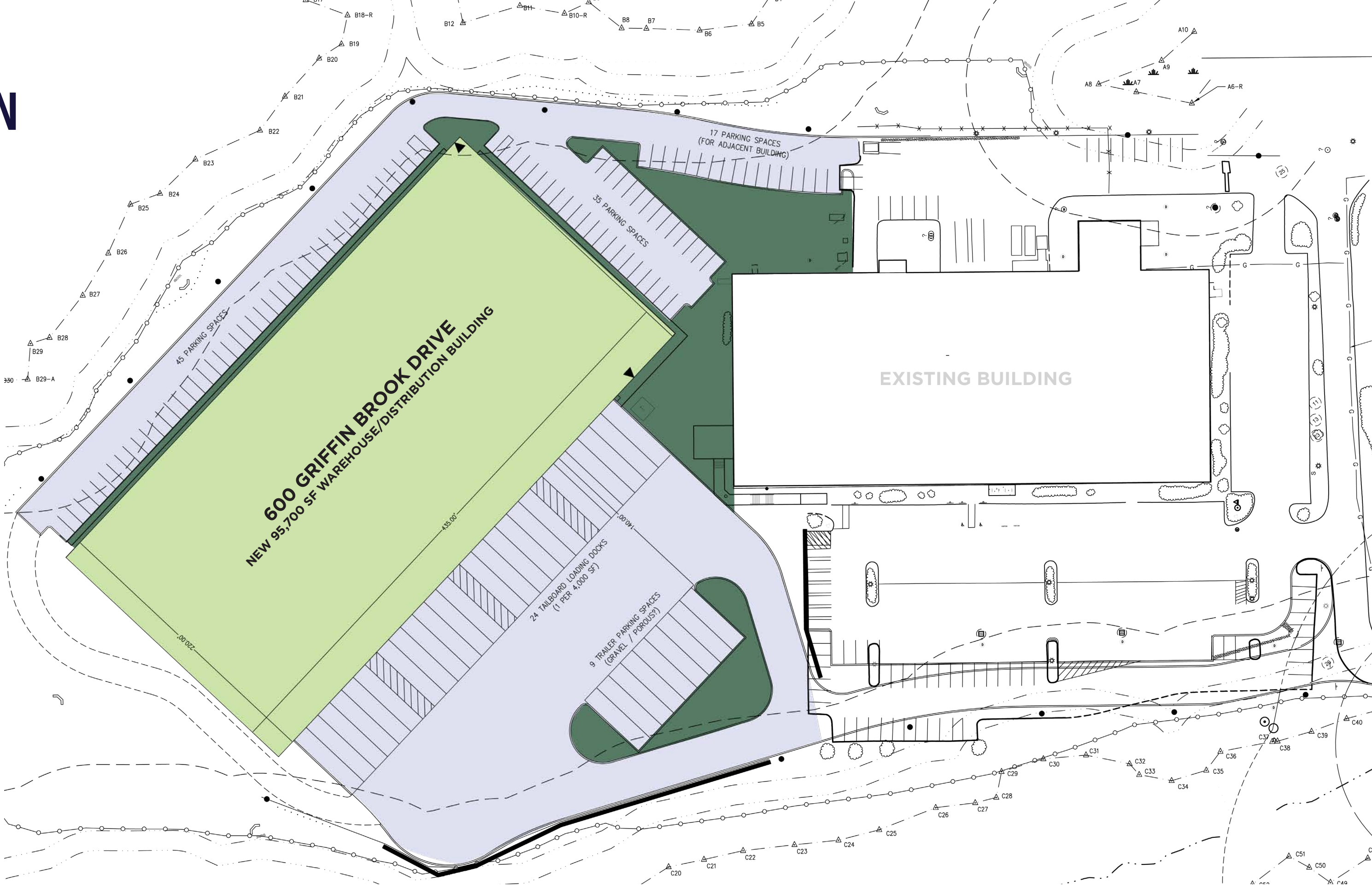


80 PASSENGER PARKING SPOTS



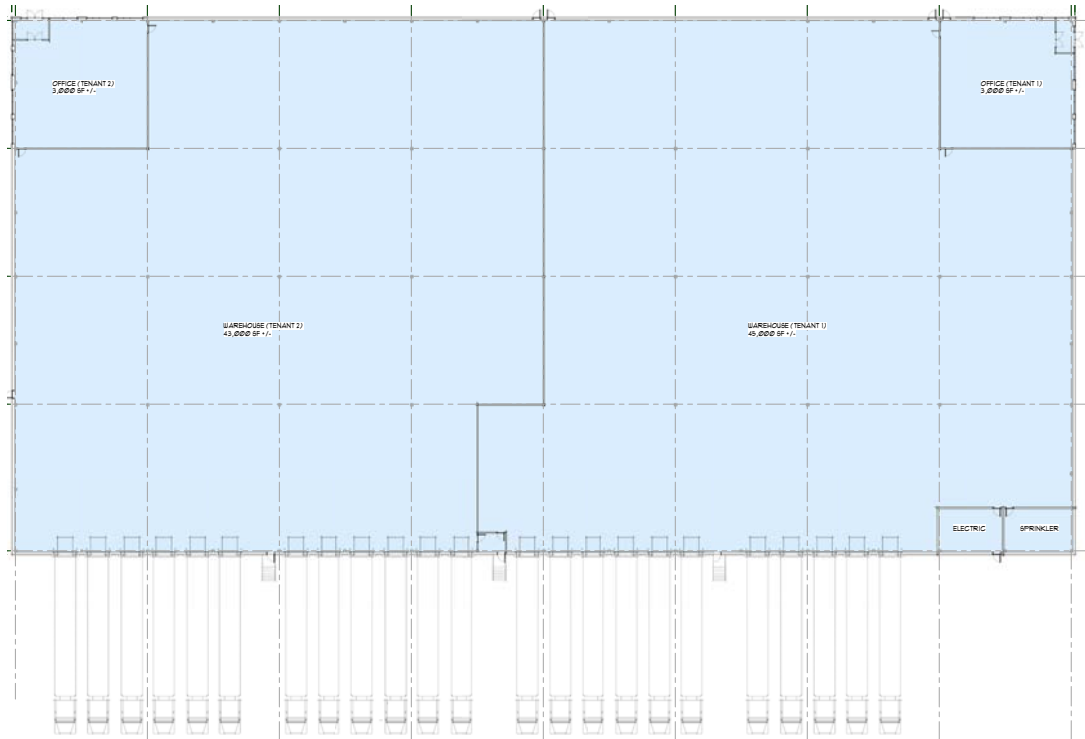
ELECTRIC HEAT PUMPS

SITE PLAN



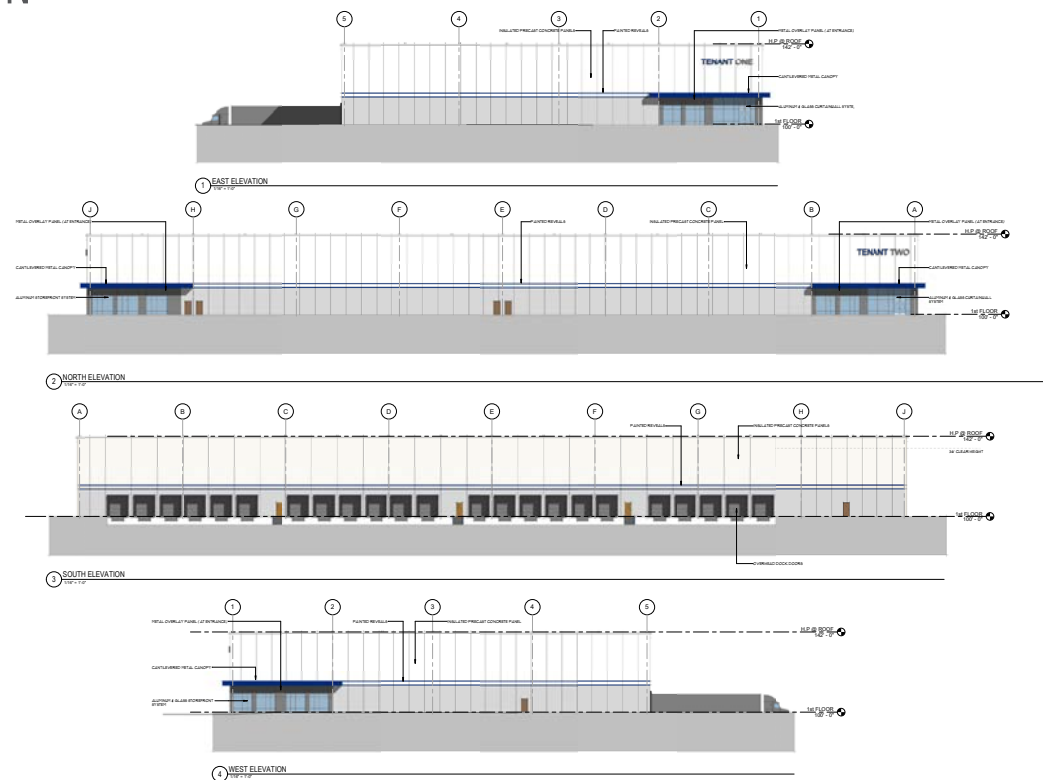
POTENTIAL DEMISING

Caters well to single tenant with ability to demise to two-tenant building.

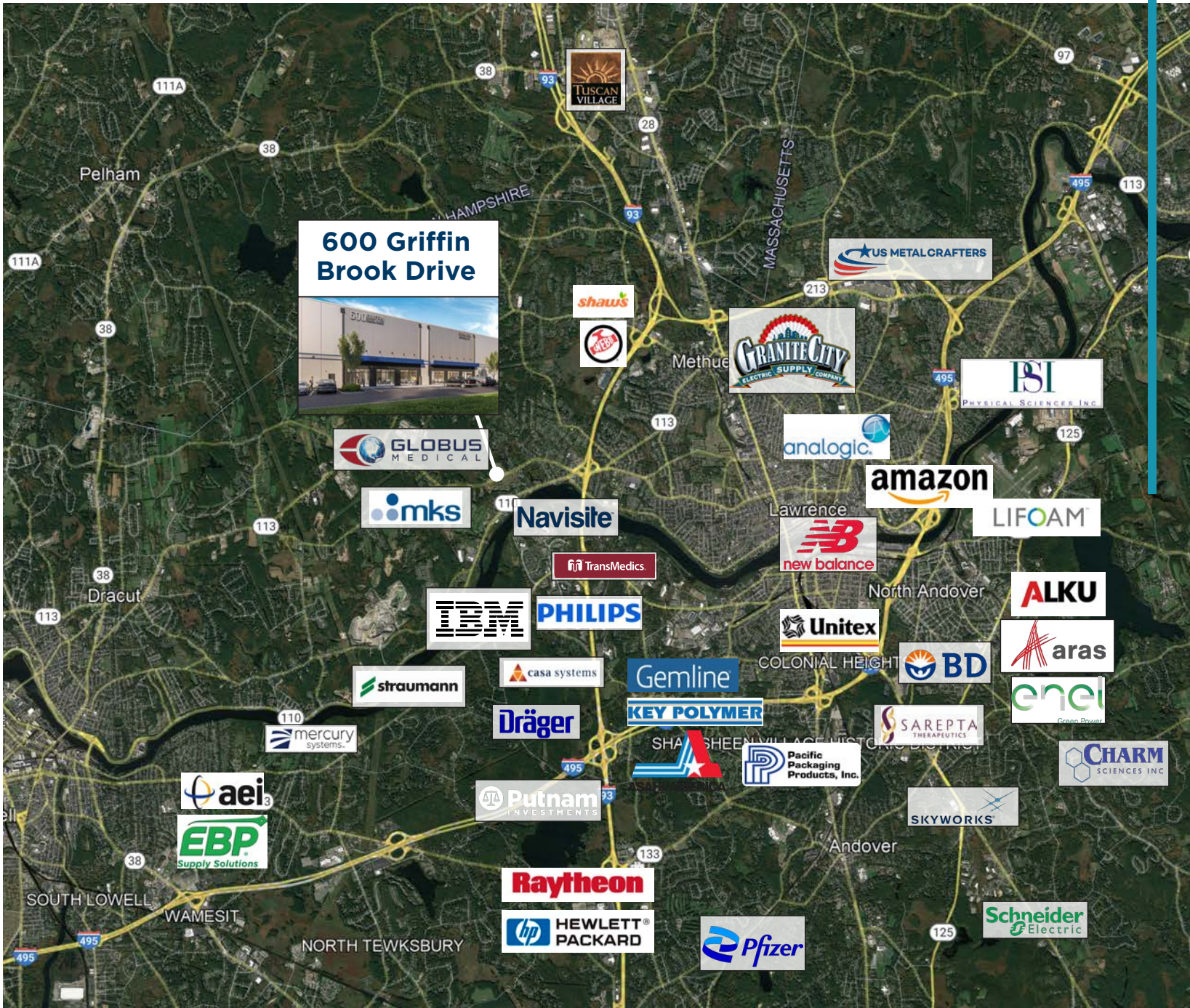


BUILDING ELEVATIONS

ELEVATION



CORPORATE NEIGHBORS



600 GRIFFIN BROOK DRIVE

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RIDGE
REAL ESTATE PARTNERS



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