

61 LEONA DRIVE

MIDDLEBOROUGH, MA



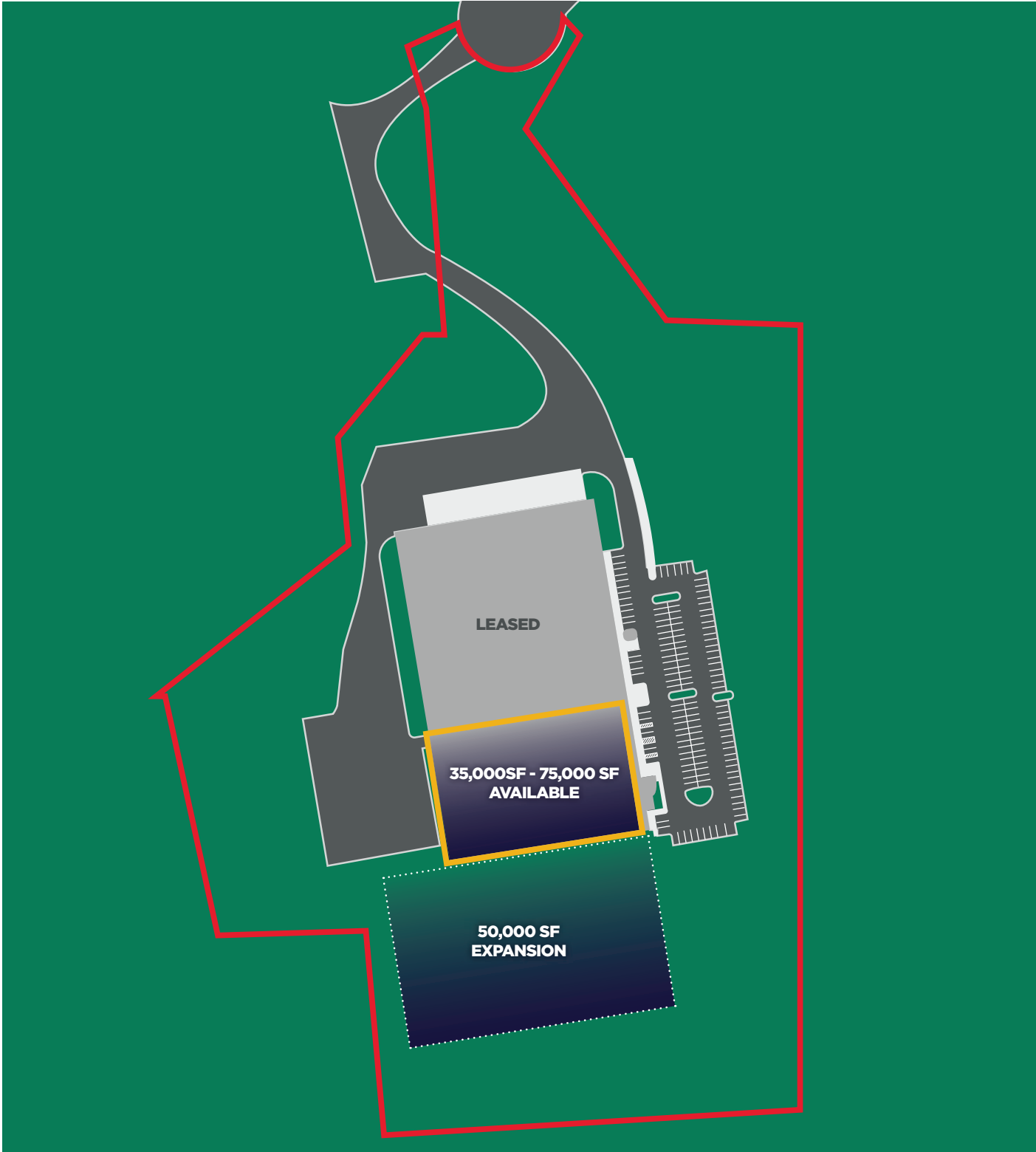
**35,000 - 75,000 SF
INDUSTRIAL SPACE
AVAILABLE FOR LEASE**

BUILDING SPECIFICATIONS

Property Address	61 Leona Drive, Middleborough, Massachusetts 02346
Land Area	22.71 acres
IMPROVEMENT DETAILS	
Building Profile	Warehouse/distribution
Year Built/Renovated	1999/2018
Rentable Area	±35,000 - ±75,000 SF
CONSTRUCTION	
Roof	Rubber membrane, installed in 2012
Clear Height	26'
Column Spacing	50' x 50'
Parking	Employee: 100+ Spaces Trailer: 30+ Spaces (Fully Fenced/Secured); Expandable
Loading	10 tailboard docks (expandable); 1 drive-in door
BUILDING SYSTEMS	
HVAC	Rooftop gas heaters in warehouse. 100% AC in office.
Electric Service	2,000 amps, 480/277 volts, three phase, four wire; gas-fired Olympian 60 kW generator
Lighting	New LED
Life Safety	ESFR (Upgraded to accommodate tires and other special uses)
Utilities	Electricity: Middleborough Gas & Electric Water & Sewer: Middleborough Water Department Gas: Middleborough Gas & Electric



SITE PLAN





CONTACTS

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