

**CUSHMAN &  
WAKEFIELD**



**CLASS A INDUSTRIAL BUILDING FOR LEASE**

**100,000-412,500 SF AVAILABLE**

# 211 HIGHLAND

East Bridgewater, MA



# PROPERTY OVERVIEW

211 Highland Street presents a rare opportunity to secure next-generation industrial space in East Bridgewater, MA. This premier speculative development is purpose-built for high-performance distribution, light-manufacturing, and logistics users seeking scale, efficiency, and regional reach.

The building boasts 36' clear heights, abundant loading positions, expansive truck courts, and substantial employee and trailer parking.

With immediate access to Route 24 via Exit 28A, the property offers unmatched connectivity to Greater Boston, Rhode Island, and the entire New England market. 211 Highland Street positions your operation for speed, efficiency, and long-term success.

## HIGHLIGHTS



412,500 SF  
BUILDING SIZE



49.1 Acre  
SITE SIZE



57  
LOADING DOCKS



91  
TRAILER SPACES



249  
EMPLOYEE SPACES

# BUILDING SPECIFICATIONS

## SITE DESCRIPTION

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Land Area:        | 41.9 Acres                                                                  |
| Parking:          | ±249 emplyee spaces, 91 trailer parking spaces                              |
| Year Built:       | 2023                                                                        |
| Number of Floors: | 1                                                                           |
| Building Height:  | 36' clear                                                                   |
| Rentable Area:    | 412,500                                                                     |
| Loading:          | 57 dock height loading docks with levelers, 2 motor-operated drive-in doors |

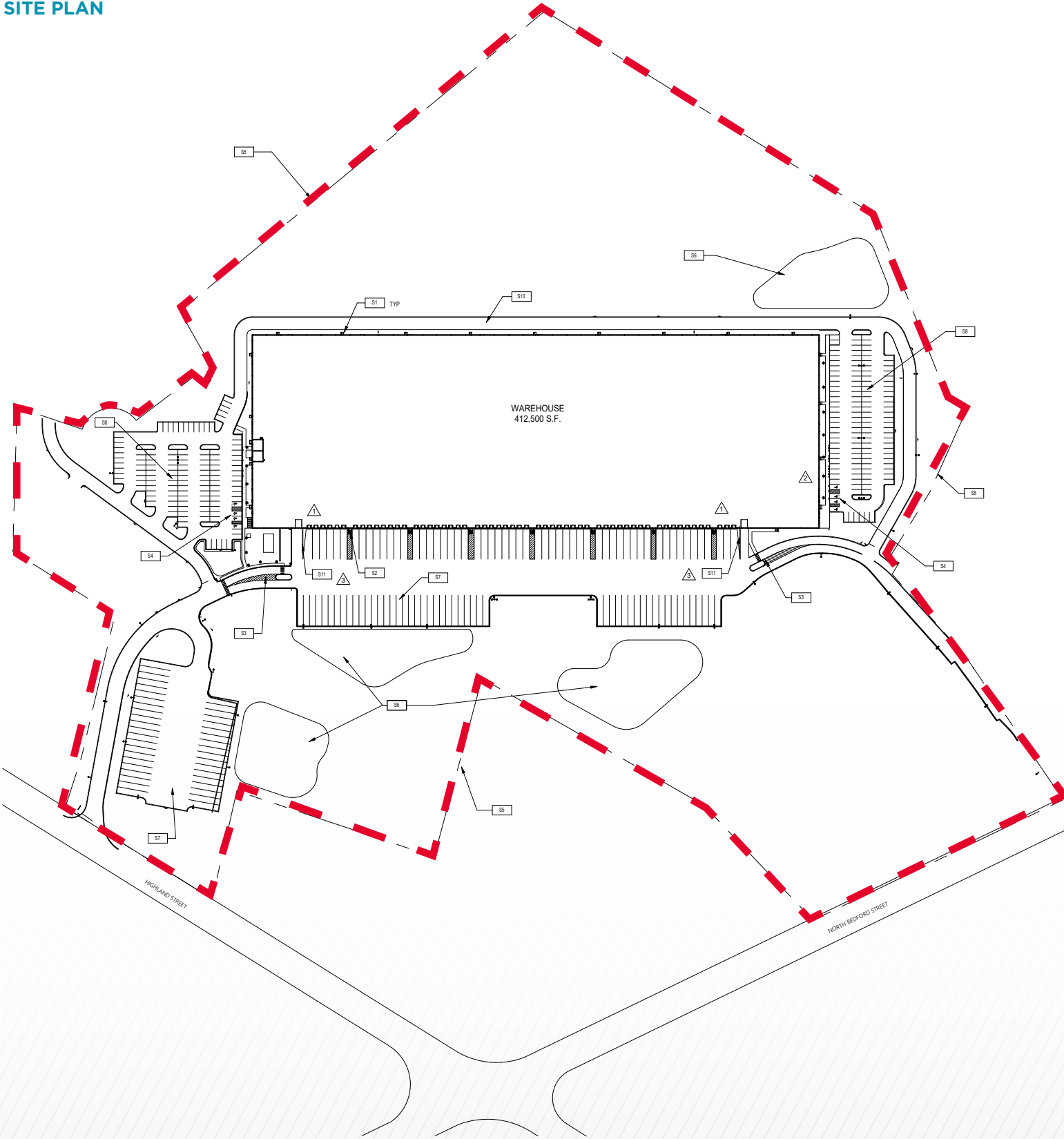
## CONSTRUCTION DETAILS

|                 |                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------|
| Floor:          | 7" 4000 psi unreinforced concrete slab with Ff40 FI30                                                              |
| Column Spacing: | 60' speed bay with 56' x 45'                                                                                       |
| Façade:         | Load-bearing uninsulated tilt-up concrete panels                                                                   |
| Roof:           | 60 mil white TPO membrane roof system to reach with TPO walk pads, R-30 hatch, and a 20-year manufacturer warranty |

## BUILDING SYSTEMS

|                    |                                                                           |
|--------------------|---------------------------------------------------------------------------|
| HVAC System:       | 4 gas fired roof top mounted make up air units provide heat to 65 degrees |
| Electrical System: | 4,000 Amps                                                                |
| Lighting:          | Interior LED shell lighting, LED exterior lighting & wall packs           |
| Generator:         |                                                                           |
| Fire:              | ESFR system with diesel fire pump                                         |
| Water/Sewer:       | Town of East Bridgewater                                                  |

## SITE PLAN





# LOCATION OVERVIEW



## DRIVE TIMES

|            |            |
|------------|------------|
| BOSTON     | 40 MINUTES |
| PROVIDENCE | 50 MINUTES |
| WORCESTER  | 70 MINUTES |
| ROUTE 24   | 12 MINUTES |
| I-495      | 16 MINUTES |
| I-93       | 22 MINUTES |
| I-95       | 26 MINUTES |

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