

21 LINCOLN STREET

WEST BRIDGEWATER, MA



24

**75,000 - 350,000 SF
INDUSTRIAL SPACE
AVAILABLE FOR LEASE**

BUILDING SPECIFICATIONS

BUILDING DETAILS

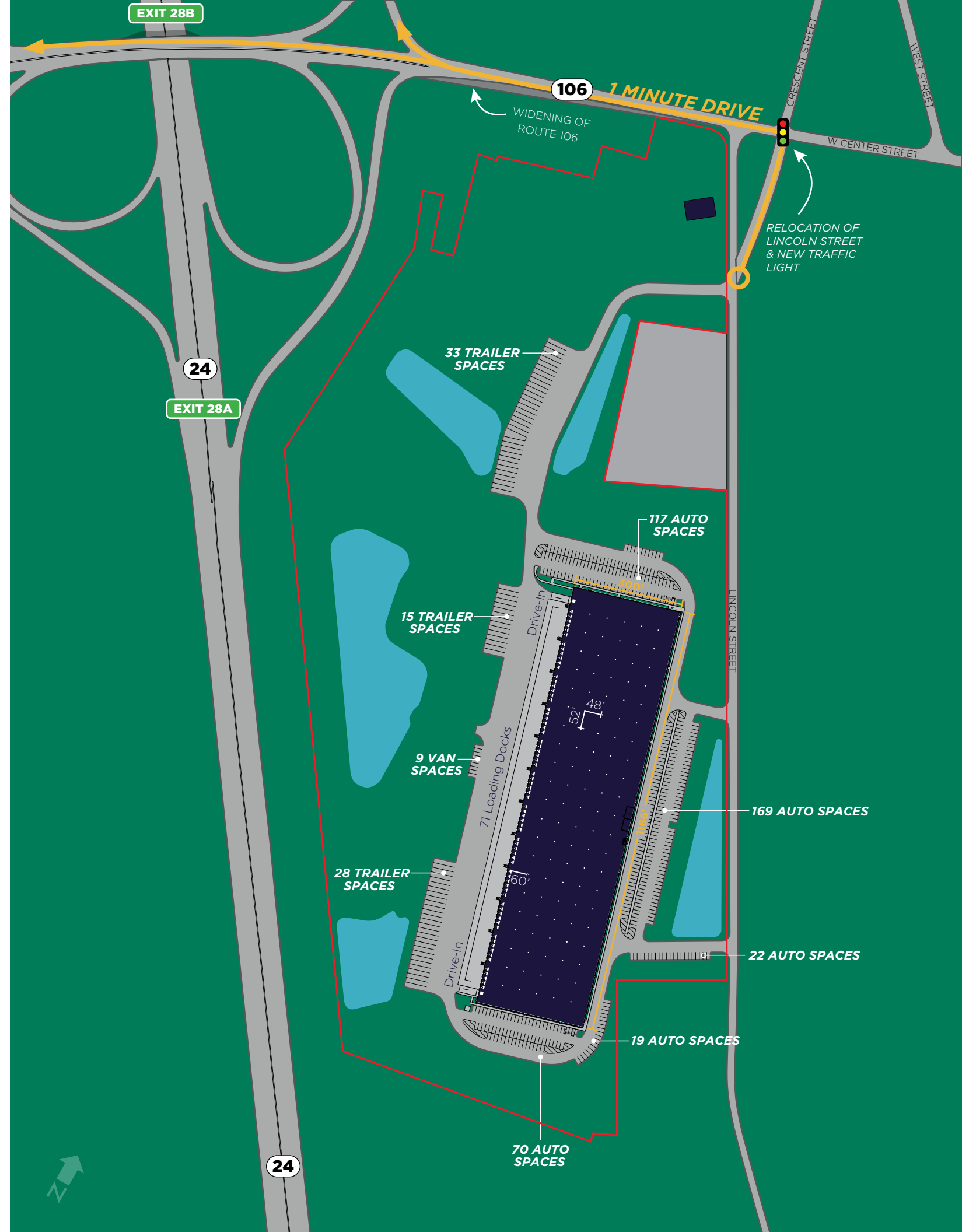
Property Address	21 Lincoln Street, West Bridgewater, MA
Land Area	±73.14 acres
Building Profile	Warehouse/Distribution
Building Size	350,000 SF
Year Built	2024
Rentable Area	75,000 - 350,000 SF
Loading	71 tailboard docks; 2 drive-in doors
Auto Parking	±1.13/1,000 SF (395 parking spaces)
Trailer Parking	76 trailer spaces
Van Parking	9 van spaces
Truck Court Depth	140' with 60' concrete apron

CONSTRUCTION

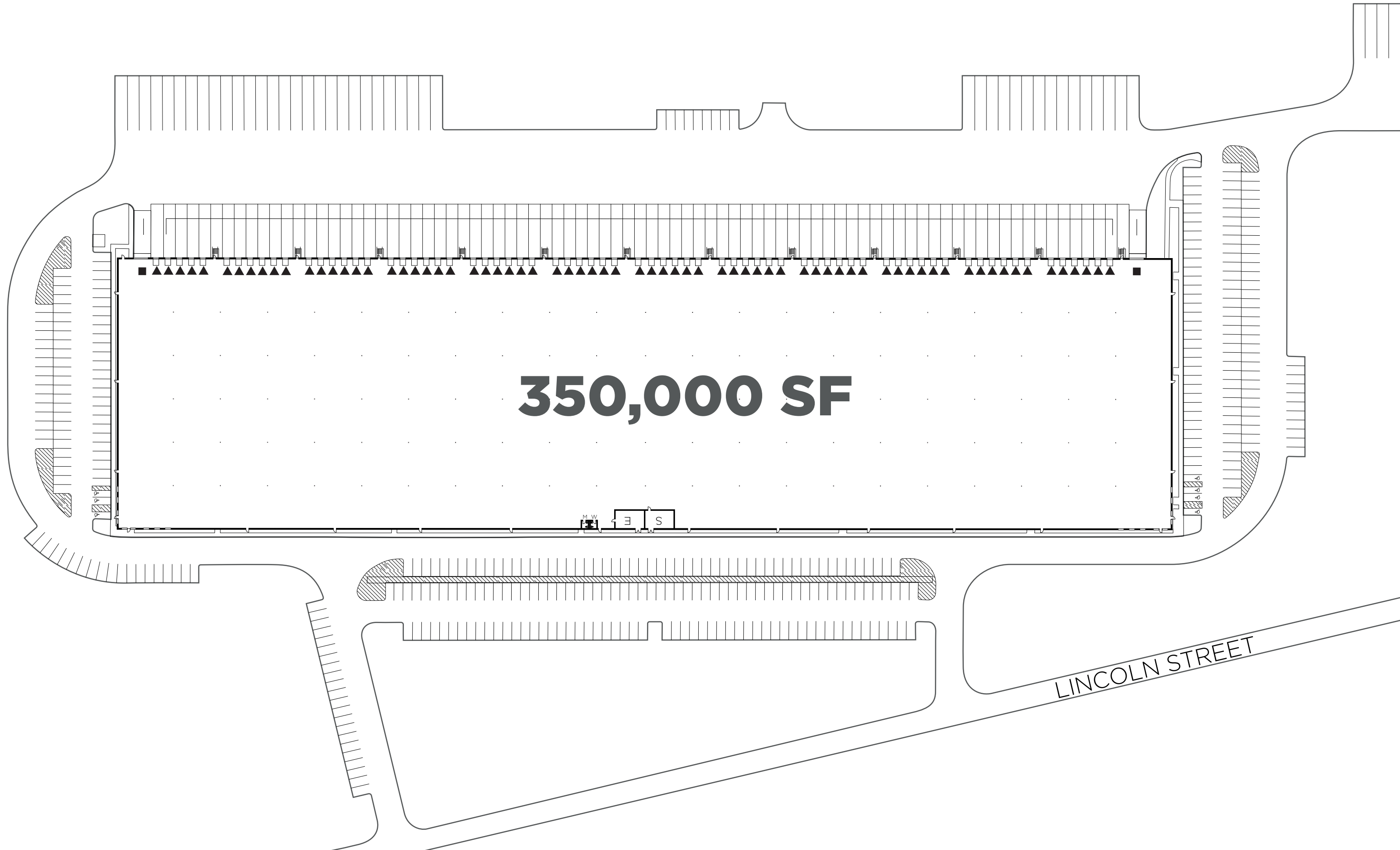
Roof	Rubber Membrane
Floor	Reinforced Concrete
Clear Height	36'
Column Spacing	52' x 48' & 52' x 60'

BUILDING SYSTEMS

Lighting	LED
Electric Service	4,000a/480/277v
Life Safety	ESFR Sprinklers
Utilities	Gas - Eversource Water/Sewer - Town of West Bridgewater Electric - National Grid



FLOOR PLAN



350,000 SF

LINCOLN STREET

M W E S

HIGHWAY ACCESS



DRIVE TIMES

BOSTON	25 MINUTES
PROVIDENCE	40 MINUTES
WORCESTER	60 MINUTES
ROUTE 24	1 MINUTE
I-495	10 MINUTES
I-93	15 MINUTES
I-95	15 MINUTES



CONTACTS

TONY COSKREN

Vice Chair

tony.coskren@cushwake.com

+1 508 641 4895

GEORGE O'CONNOR

Executive Managing Director

george.oconnor@cushwake.com

+1 617 279 4544

PETE WHORISKEY

Executive Managing Director

pete.whoriskey@cushwake.com

+1 617 204 4138

RACHEL IGOE

Director

rachel.igoe@cushwake.com

+1 617 279 4547