



TOWNSEND ROAD

20 Townsend Road
Attleboro, MA

5,000-34,089 SF

OF OFFICE & WAREHOUSE/
MANUFACTURING SPACE AVAILABLE

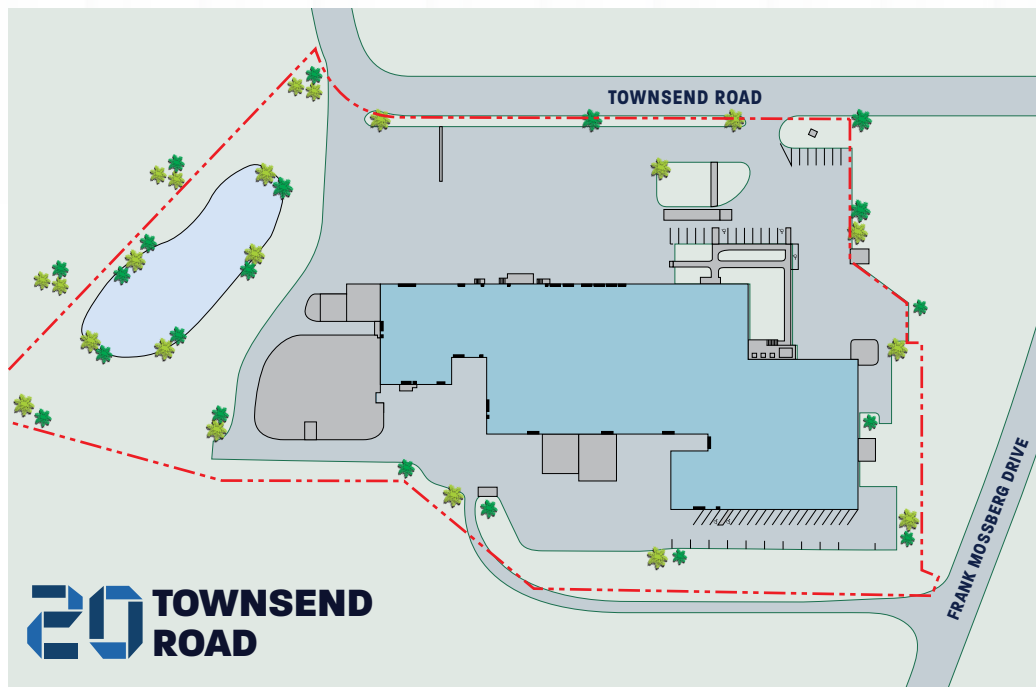
 CUSHMAN &
WAKEFIELD

ARDEN | LOGISTICS
PARKS

WHERE PROXIMITY MEETS PRODUCTIVITY

20 Townsend Road is a versatile industrial facility just minutes to Interstate 95. Set on 9 acres, the property features multiple drive-in bays, generous on-site parking and flexible floorplates suitable for distribution, light manufacturing, logistics and corporate operations.

SITE PLAN



BUILDING SPECIFICATIONS

BUILDING SIZE

±93,770 SF

50 spaces (±0.50/1,000 SF)

AVAILABLE SPACE

SUITE 110: 21,058 SF
(WAREHOUSE/MANUFACTURING SPACE)

ELECTRICAL

1,600 amps, 480V, 3 phase
(to suite)

SUITE 160: 5,230 SF

(OFFICE SPACE)

LIGHTING

T8 energy efficient high-bay
lighting fixtures

SUITE 200: 7,801 SF

(OFFICE SPACE)

HVAC

Rooftop-mounted, packaged, electric
and gas, HVAC units and ceiling-
mounted gas-fired unit heaters

SITE AREA

±9 Acres

CLEAR HEIGHT

18'

ELECTRIC

National Grid

LOADING

Suite 110: Two (2) loading docks
and four (4) drive-in doors

WATER/SEWER

Town of Attleboro

COLUMN SPACING

Varies

GAS

Eversource Energy (EGMA)

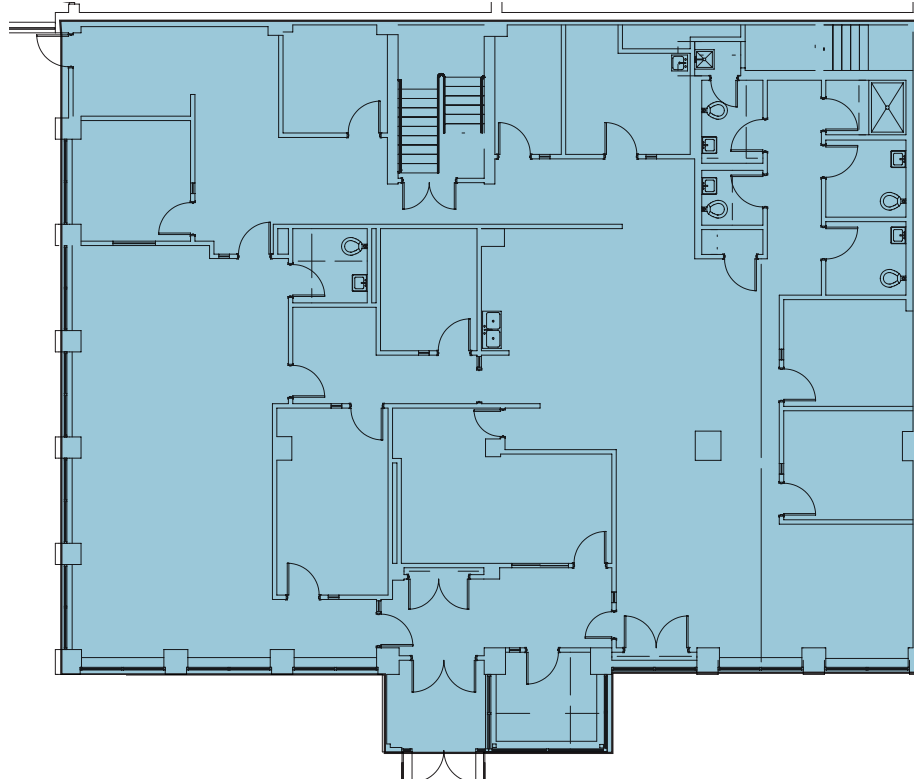
PARKING



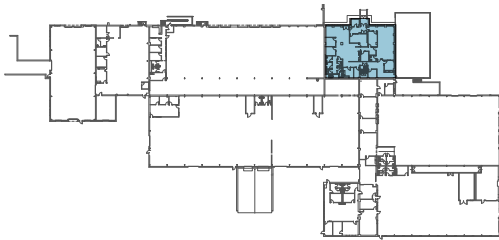
FLOOR PLANS

1ST FLOOR | SUITE 160

5,230 SF



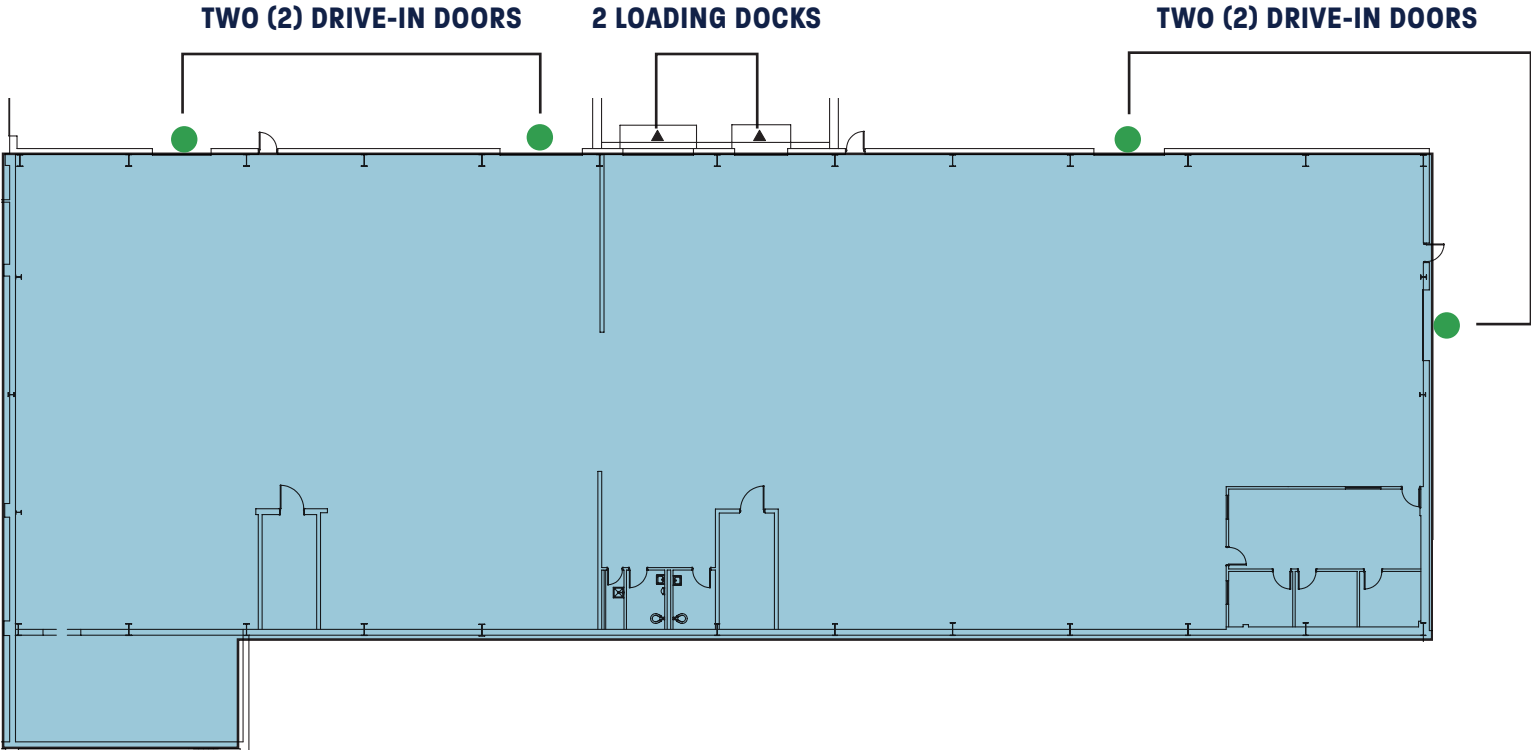
Building Key Plan



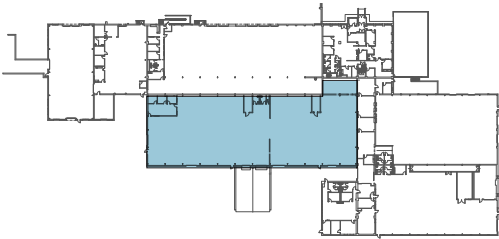
FLOOR PLANS

1ST FLOOR | SUITE 110

21,058 SF



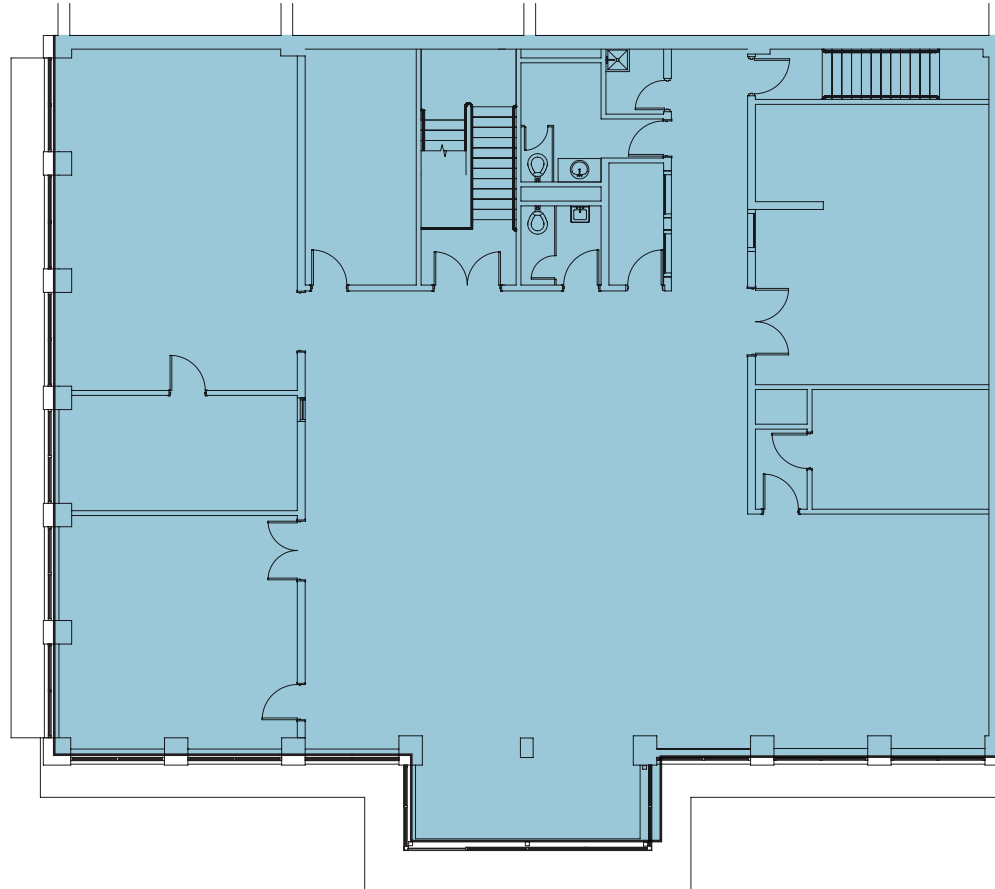
Building Key Plan



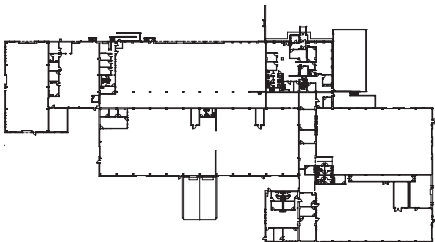
FLOOR PLANS

2ND FLOOR | SUITE 200

7,801 SF

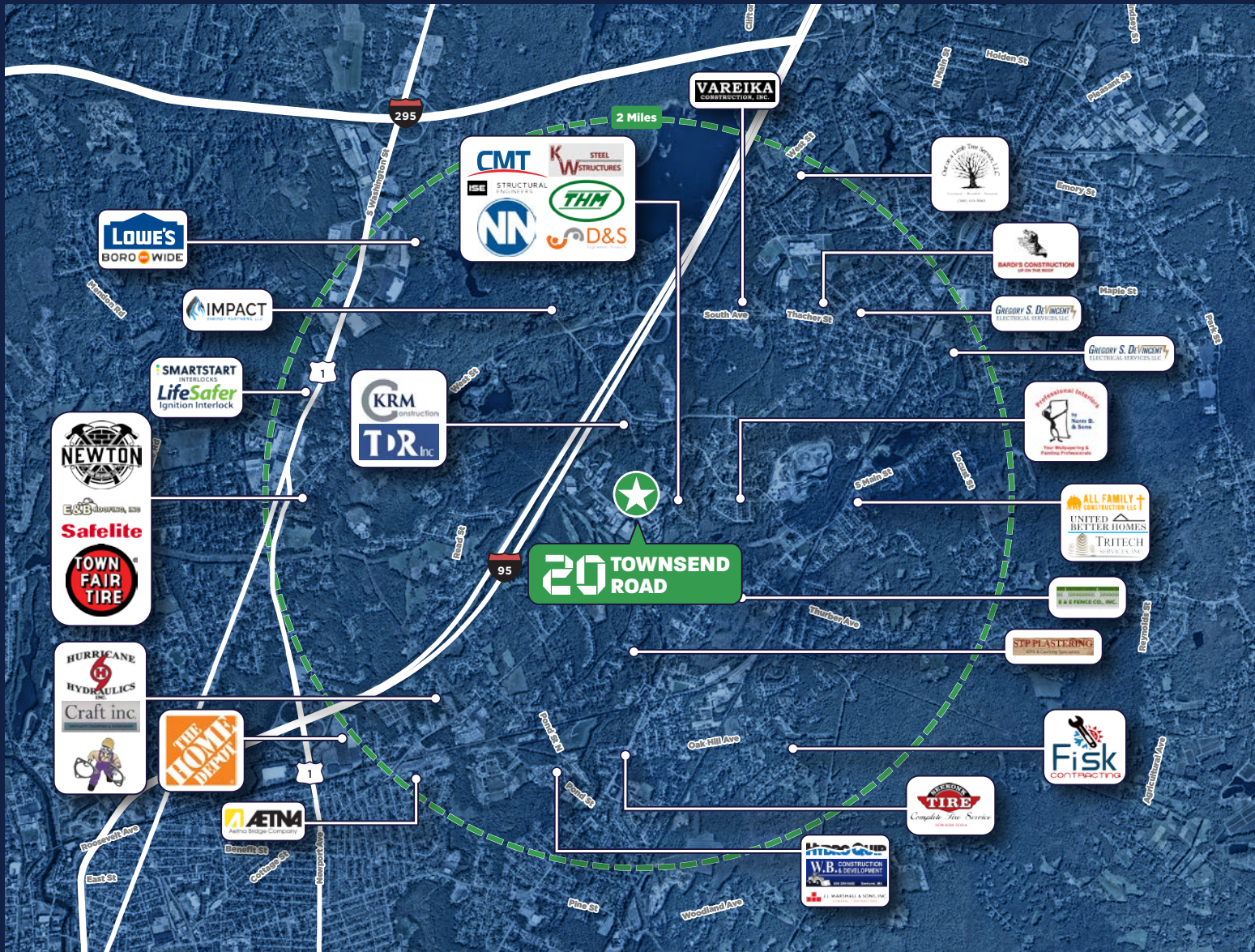


Building Key Plan



CORPORATE NEIGHBORS

20 Townsend Road is strategically positioned between Boston, MA and Providence, RI, less than an hour from both major cities. This location offers warehouse and distribution users quick access to Interstates 95 and 495 to ensure efficient connectivity to the Greater Boston and Providence markets as well as key destinations throughout the broader northeast.



REGIONAL ACCESS

20 TOWNSEND ROAD

41.4 mi
Boston
MA

11.5 mi
Providence
RI

DRIVE TIMES

- < 15 Mins
- 15-30 Mins
- 30-45 Mins
- 45-60 Mins

The map displays the regional access to Townsend Road, a 20-mile road highlighted in yellow. The road is located in the northern part of the state, near the border with Massachusetts. The map shows major highways (Interstates 90, 95, 195, 495, 295, 140, 146, 102, 44, 2, 105, 114, 6, 195, 7) and various airports (Worcester Regional Airport, Boston Logan International Airport, Norwood Memorial Airport, T.F. Green Airport, Plymouth Municipal Airport, New Bedford Regional Airport). The map is color-coded by drive time from Townsend Road: yellow for less than 15 minutes, green for 15-30 minutes, blue for 30-45 minutes, and dark blue for 45-60 minutes. The map also shows the locations of several towns and cities, including Worcester, Framingham, Needham, Dedham, Milton, Quincy, Weymouth Town, Hull, Abington, Brockton, Bridgewater Town, Taunton, Pawtucket, Valley Falls, Woonsocket, Franklin Town, Milford, Norwood, Randolph Town, Bridgewater Town, Somerset, Fall River, New Bedford, Warwick, and New Bedford. The map includes a legend for drive times and a scale bar.

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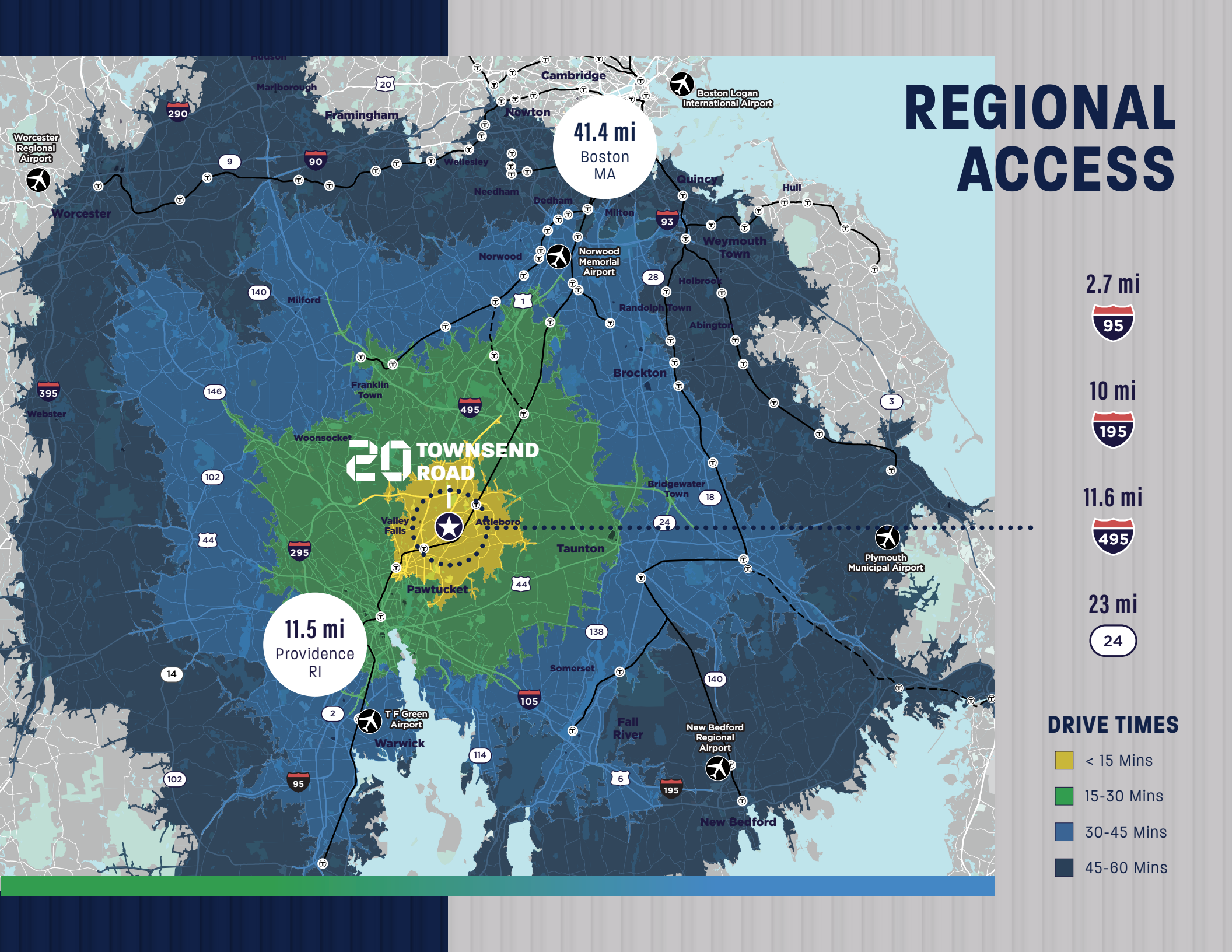
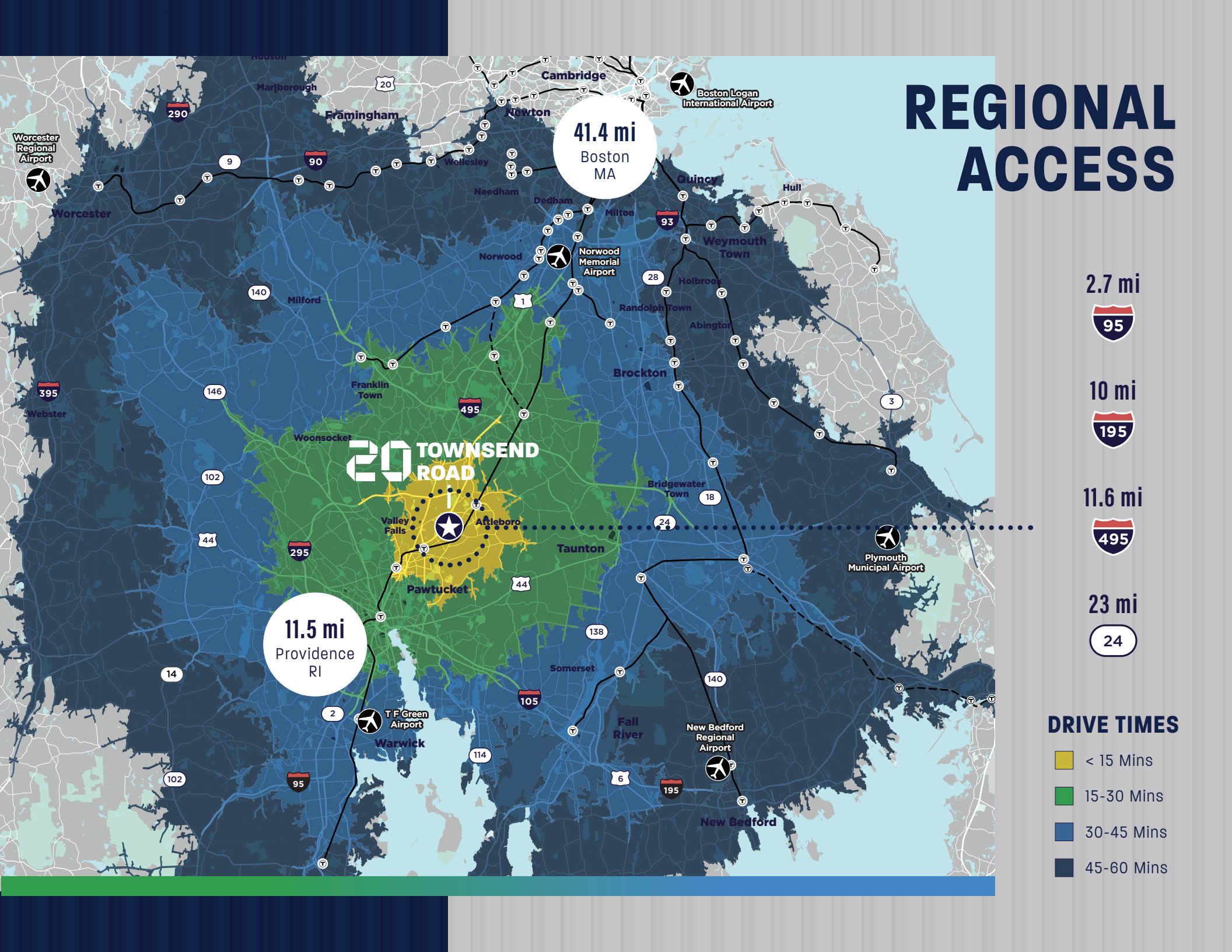
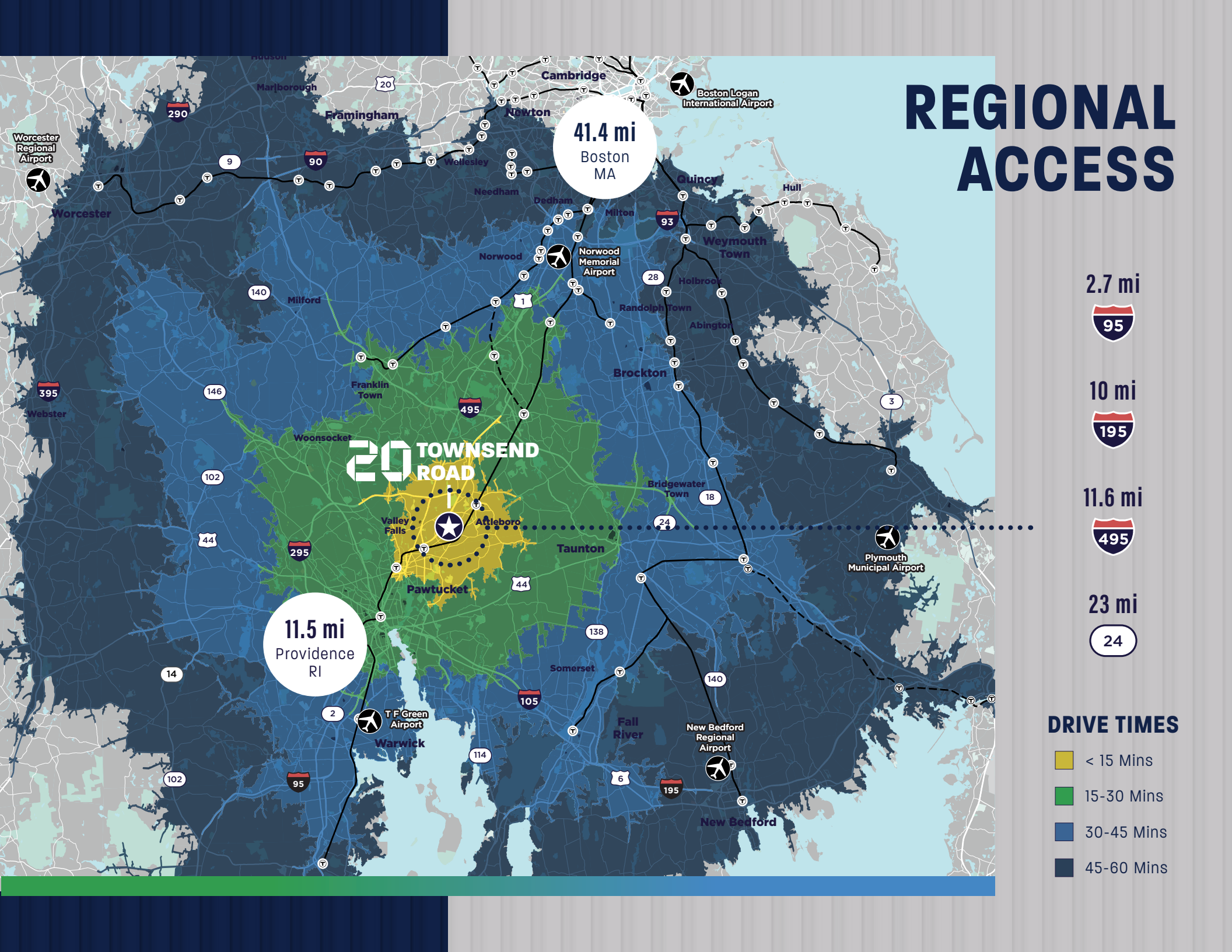
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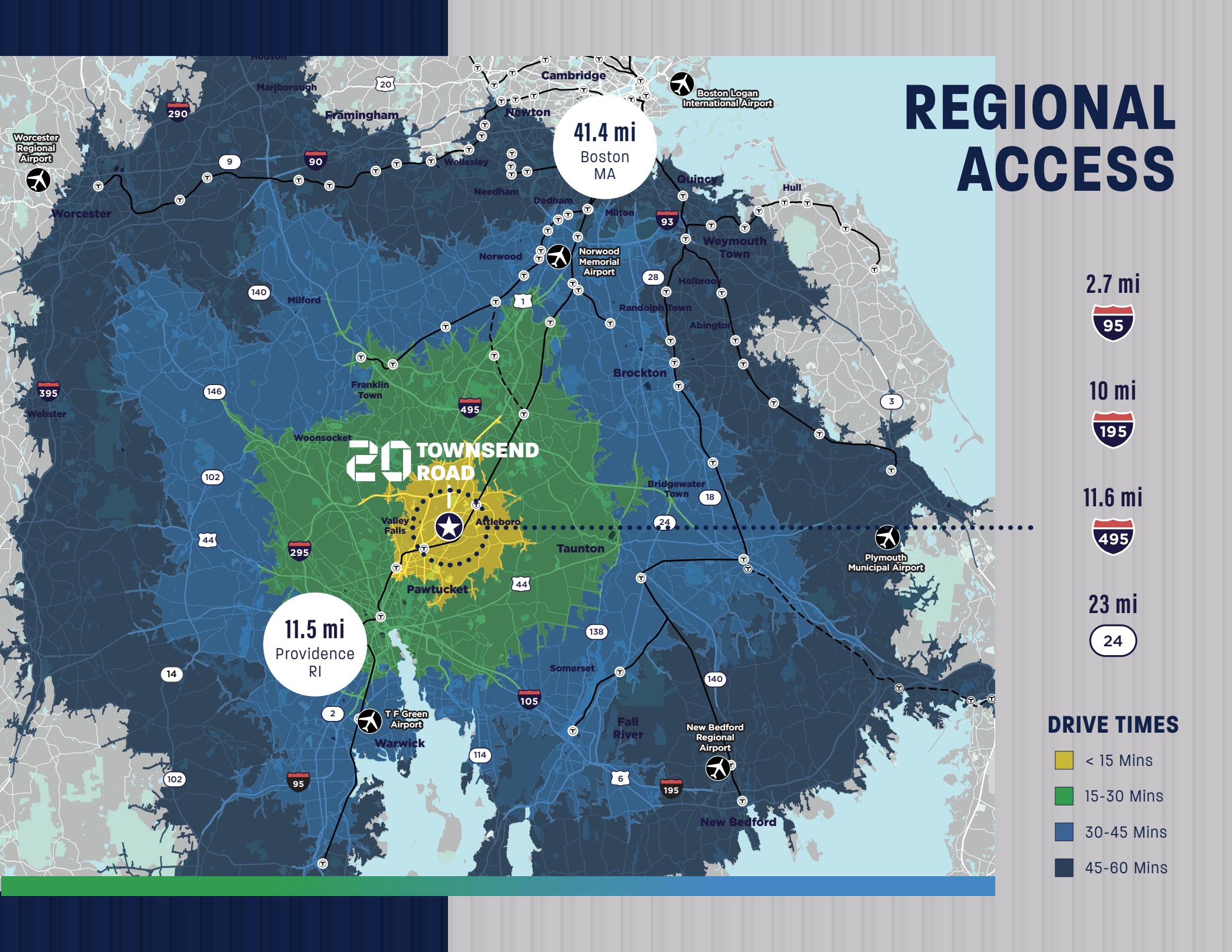
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ARDEN LOGISTICS PARKS

Established by Arden Group in 2021 as a best-in-class industrial real estate operating platform, Arden Logistics Parks specializes in the acquisition, improvement and property management of light industrial business parks and industrial service facilities. Their real estate investment business operates a geographically diverse portfolio of highly sought-after urban infill locations throughout the United States.

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