

152
DEPOT ST
BELLINGHAM, MA

**~201,563 SF
STATE-OF-THE-ART
HIGH-BAY WAREHOUSE**

SUBDIVISIBLE TO 50,000 SF+

2020
ACQUISITIONS





ELEVATE YOUR OPERATIONS

CLASS-A WAREHOUSE SPACE, NEWLY DELIVERED

152 Depot Street is a premier Class-A high-bay warehouse development offering flexible space solutions to meet the needs of tenants of all sizes.

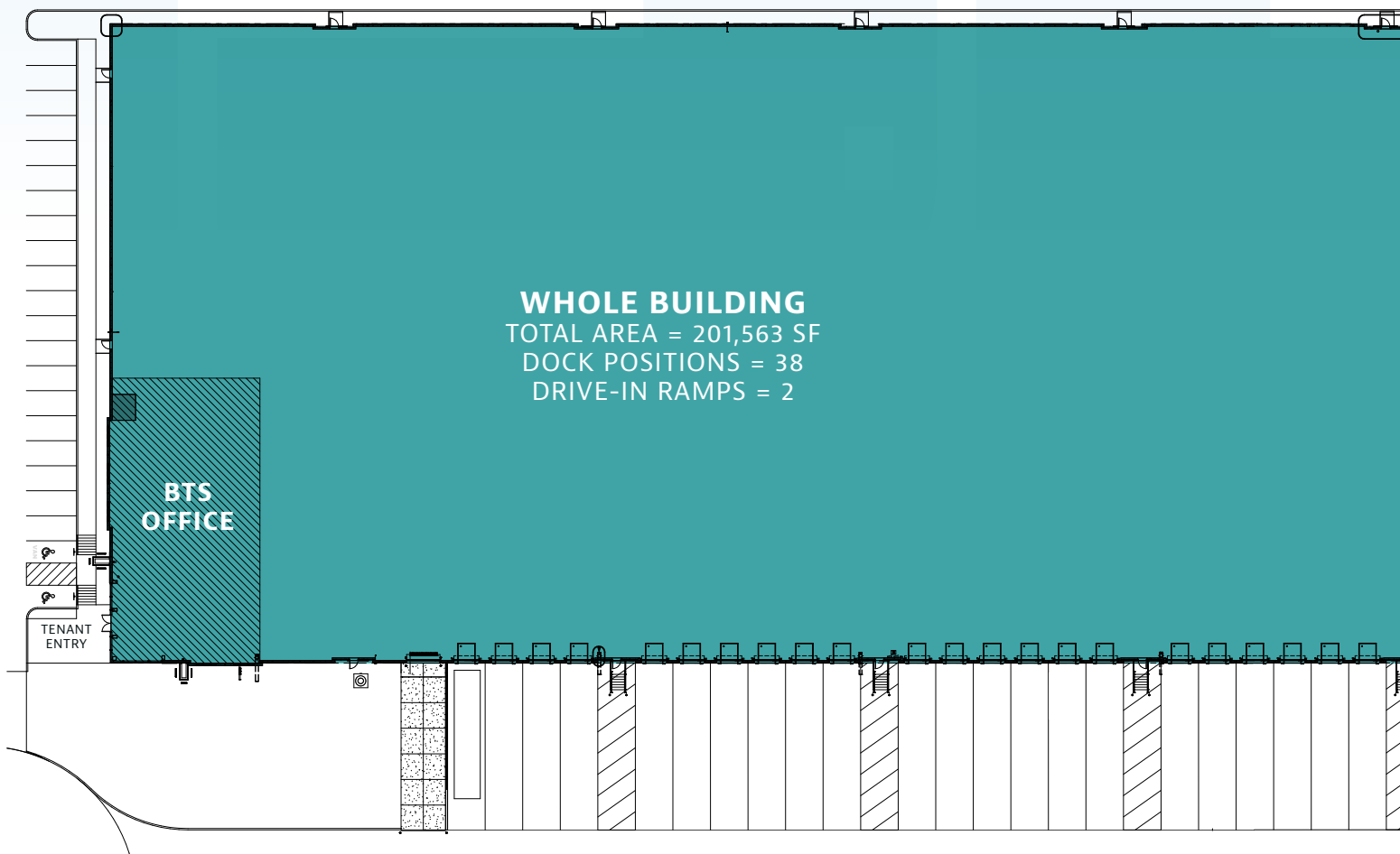
Strategically located just two miles from Interstate 495 and within close proximity to the Mass Pike and Interstate 95, this state-of-the-art facility provides immediate access to Greater Boston's key highway networks and growing population — an ideal location for logistics, warehouse, and industrial users looking to expand their reach.



BUILDING SIZE	±201,563 SF	ROOF	60-mil reinforced TPO
SUBDIVIDABLE TO	±49,730 SF	POWER	4,000A, 480V
YEAR BUILT	2023	FLOOR	8" non-reinforced concrete, 4,000 PSI
CLEAR HEIGHT	36'	SPRINKLER	ESFR
LOADING	38 Tailboard; 2 Drive-In Doors	LIGHTING	LED to suit
COLUMNS	54' x 42' with 60' speed bay	TELECOM	Verizon
PARKING	189 auto spaces (±0.93/1,000 SF)	UTILITIES	
TRAILER PARKING	48 spaces	• WATER	Municipal
TRUCK COURT DEPTH	135'-190'	• ELECTRICITY	National Grid
CONSTRUCTION	Tilt-Up Concrete Wall Panels	• GAS	Eversource

CUSTOMIZABLE SPACE PLANS

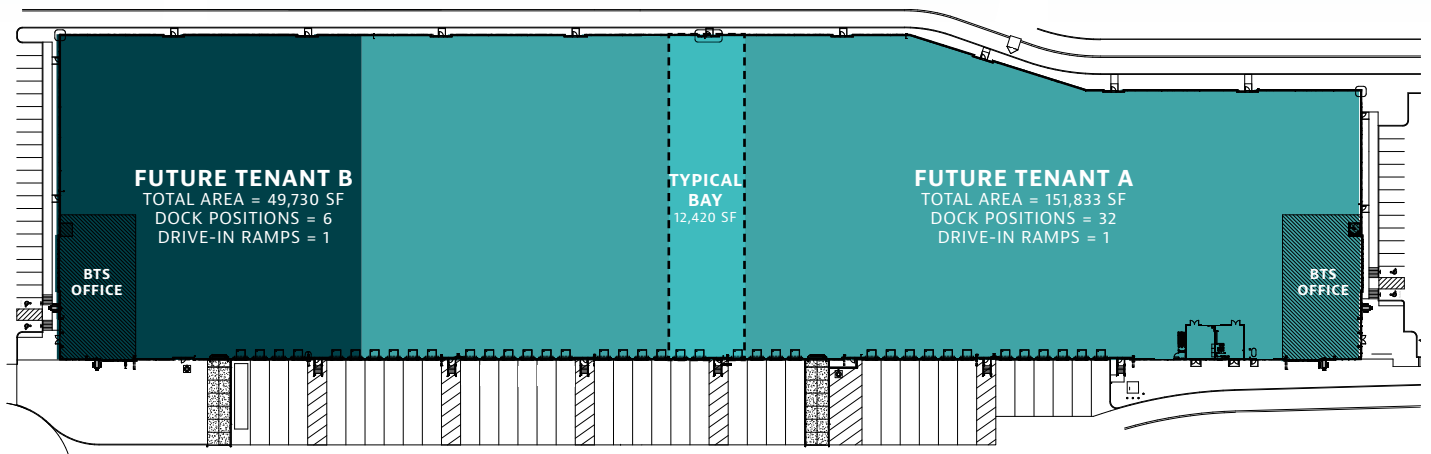
WHOLE BUILDING



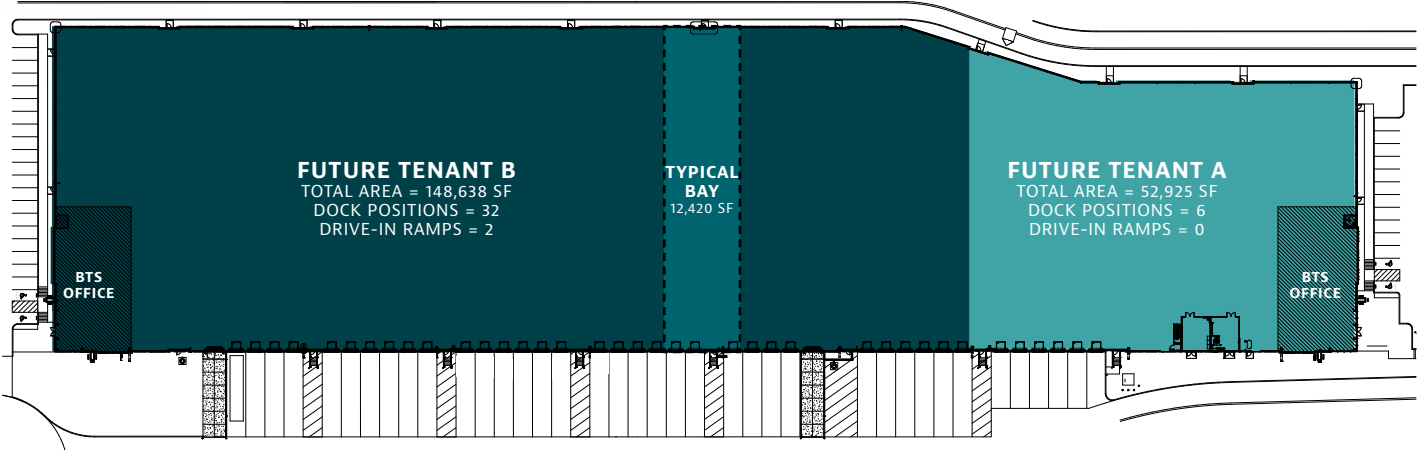


CUSTOMIZABLE SPACE PLANS

FUTURE TENANT 1



FUTURE TENANT 2



SITE PLAN

ENTRANCE

47
AUTO
SPACES

DRIVE-IN
BAY



±201,563 SF

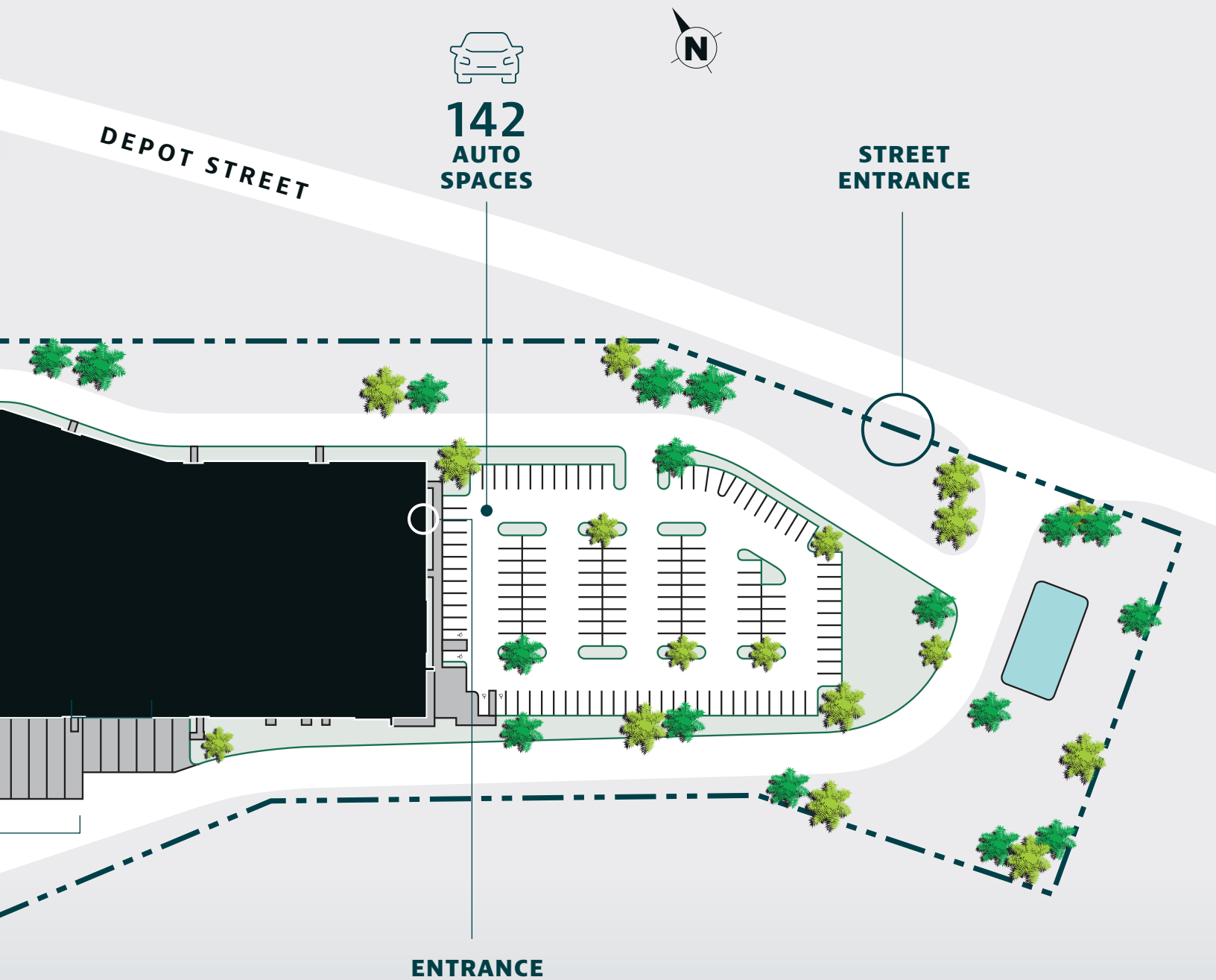
38 DOCKS

DRIVE-IN
BAY



48
TRAILER
SPACES





A TOP BUSINESS ECOSYSTEM



FAIR SHOPPING PLAZA

CVS pharmacy®

DUNKIN' AT&T

SUNOCO McDonald's Papa Gino's

NDCP

BEST BUY

PartyCity OUTBACK STEAKHOUSE
FLOOR DECOR UNO EST. 1942 PIZZERIA & GRILL
DUNKIN'

HARTFORD AVE 2 Miles

DEPOT ST

126

140

BELLINGHAM



DRIVING DISTANCES

5 MINUTES

To I-495

15 MINUTES

To I-95
To I-90

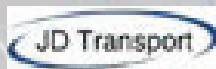
30 MINUTES

To Providence, RI

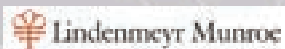
45 MINUTES

Downtown Boston & Logan Airport

STALLBROOK MARKETPLACE



EXIT 46



Residence INN BY MARRIOTT

FORGE PARK/495

140

S MAPLE ST

GROVE STREET/ FINANCIAL PARK



FORGE PARK



FRANKLIN INDUSTRIAL PARK



FRANKLIN VILLAGE PARK



45 MIN TO BOSTON LOGAN INTL AIRPORT

