

COMMERCE DRIVE

81 Commerce Drive, Fall River, MA

90,000 SF
OF HIGH BAY WAREHOUSE

30,000 SF
OF OFFICE SPACE

120,000 SF OF AVAILABLE SPACE



ARDEN | LOGISTICS
PARKS

WHERE PROXIMITY MEETS PRODUCTIVITY



81 Commerce Drive is an ultra-modern, first-class industrial facility located within the established Fall River Industrial Park, offering up to 90,000 SF of warehouse space and 30,000 SF of office space just minutes from Interstate 195. Set on more than 33 acres, the property features robust infrastructure, ample on-site parking, a two-story atrium lobby with elevator access, high-end interior finishes, and flexible space to support distribution, light manufacturing, logistics and corporate operations.

BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE

±600,000 SF

OFFICE AVAILABILITY

±30,000 SF

WAREHOUSE AVAILABILITY

±90,000 SF

LAND AREA

±33 acres

LOADING

Eight (8) tailboard loading docks

CLEAR HEIGHT

28 feet

COLUMN SPACING

30' x 30'

PARKING

674 spaces (±1.12/1,000 SF) with expansion capability

ELECTRICAL

225 amp, 277/480V, 3 phase, 4w (Expandable to 1,600 amps, 277/480V, 3-ph, 4w)

SPRINKLERS

ESFR

FLOOR SLAB

6" – 8"

LIGHTING

LED

ELECTRIC

National Grid

WATER/SEWER

City of Fall River

GAS

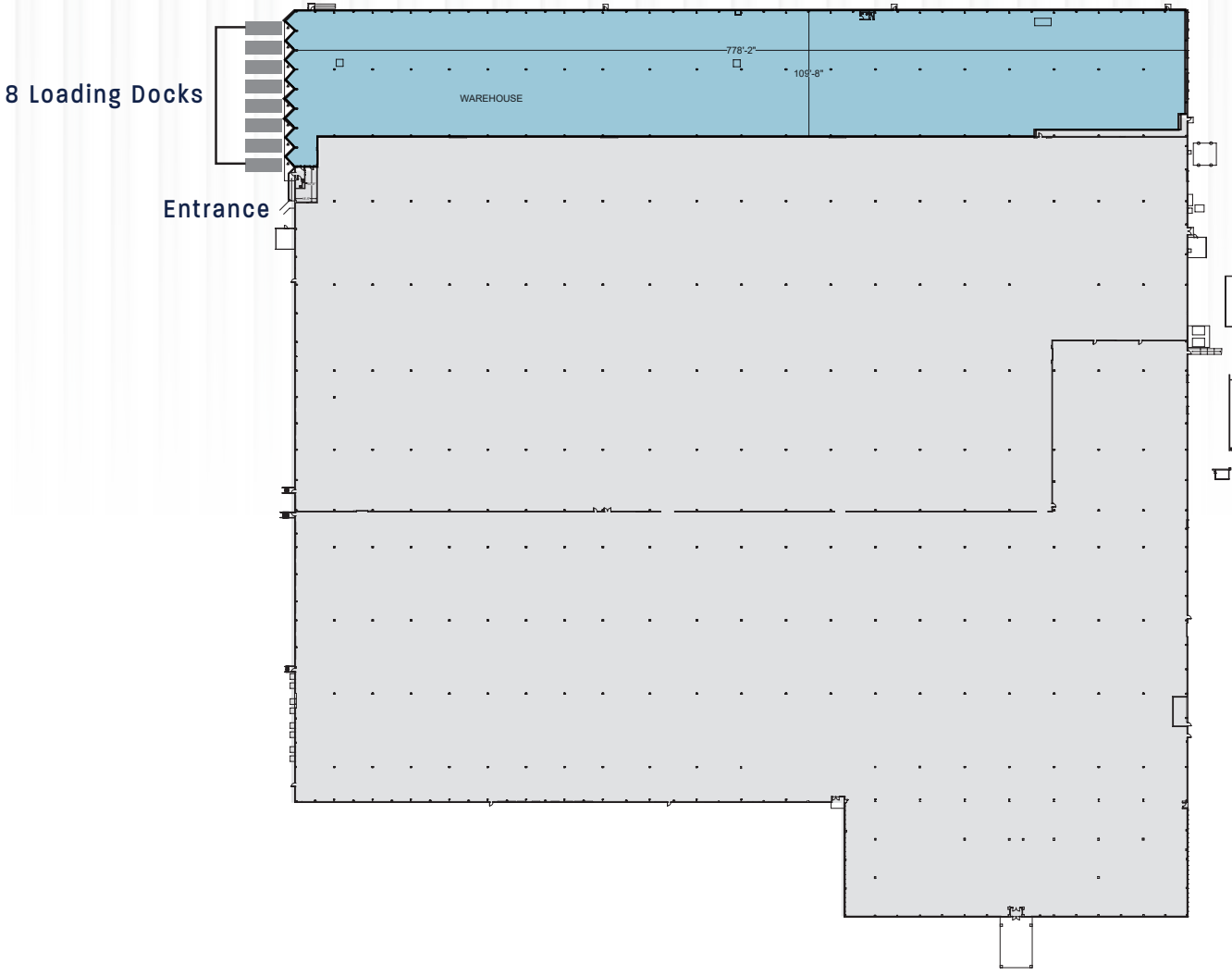
Liberty



FLOOR PLANS

SUITE 1

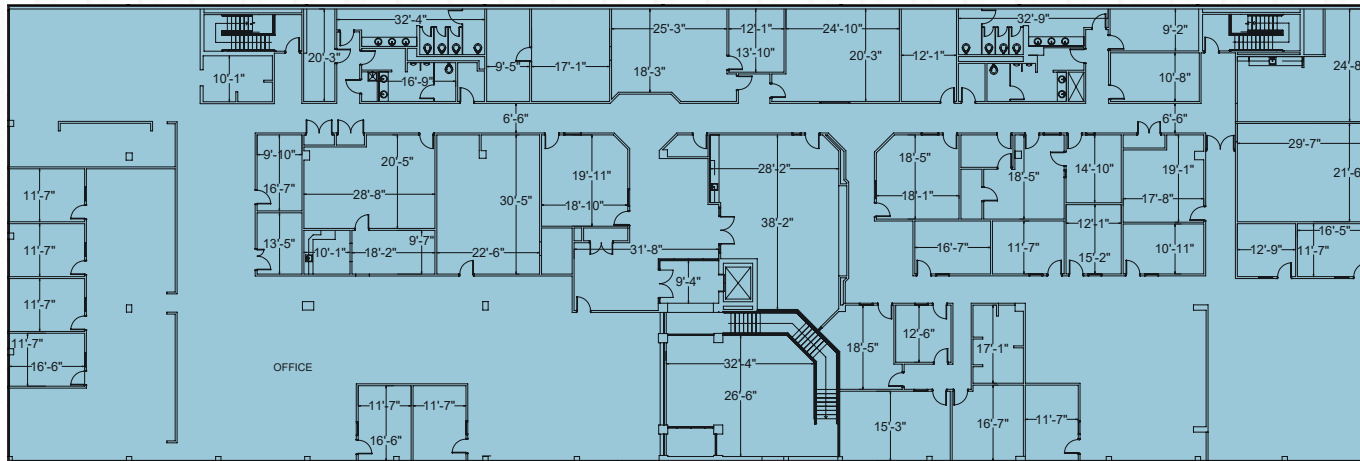
± 90,000 SF



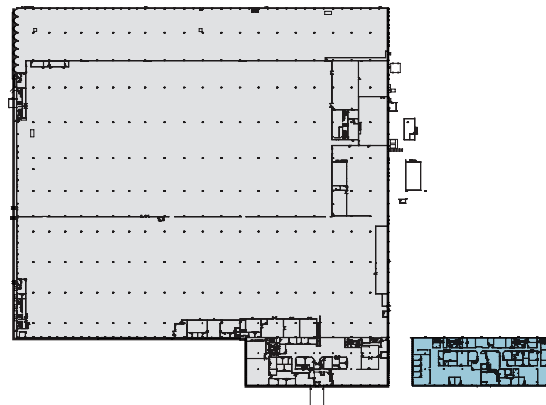
FLOOR PLANS

2ND FLOOR OFFICE

± 30,000 SF



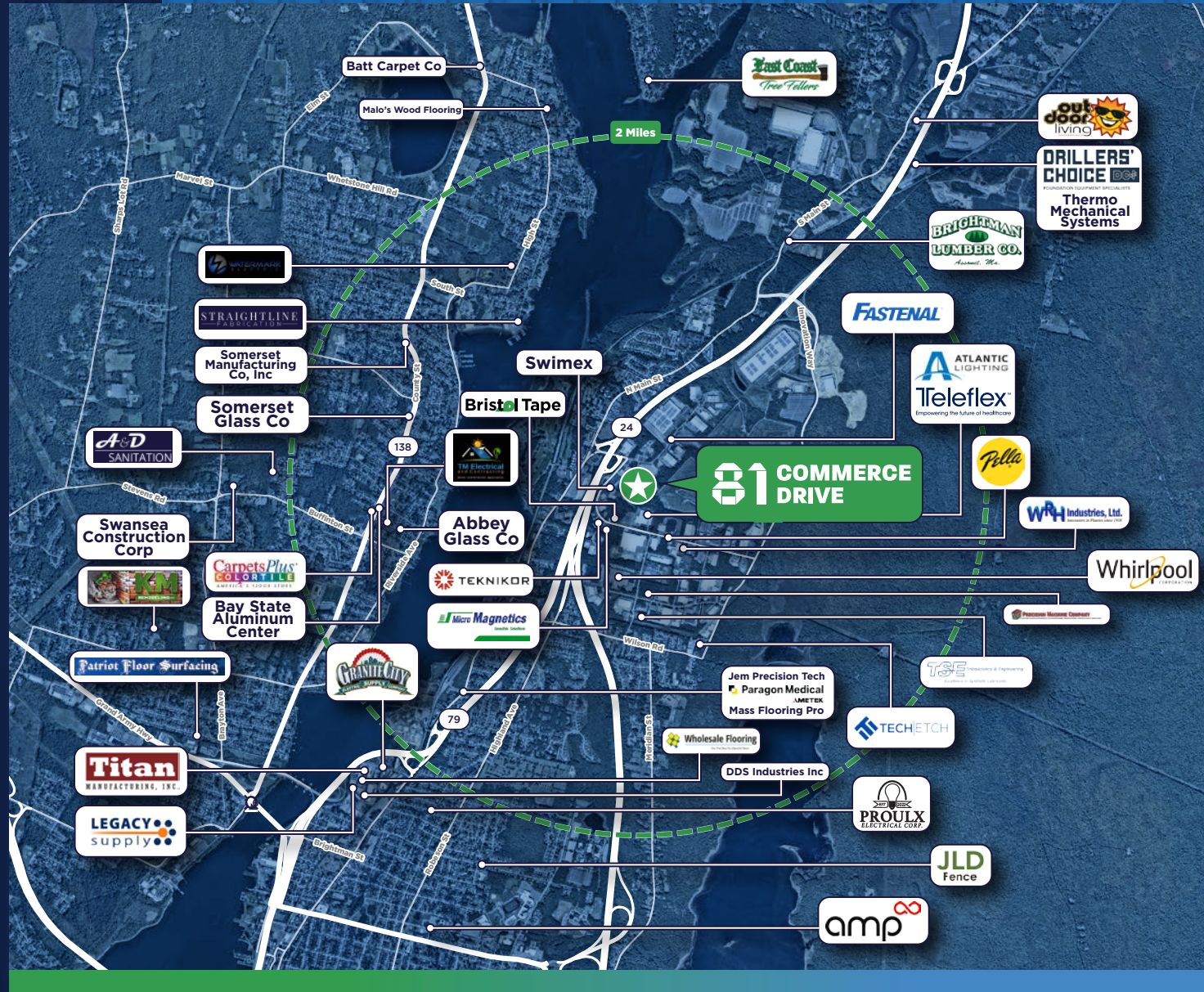
Building Key Plan



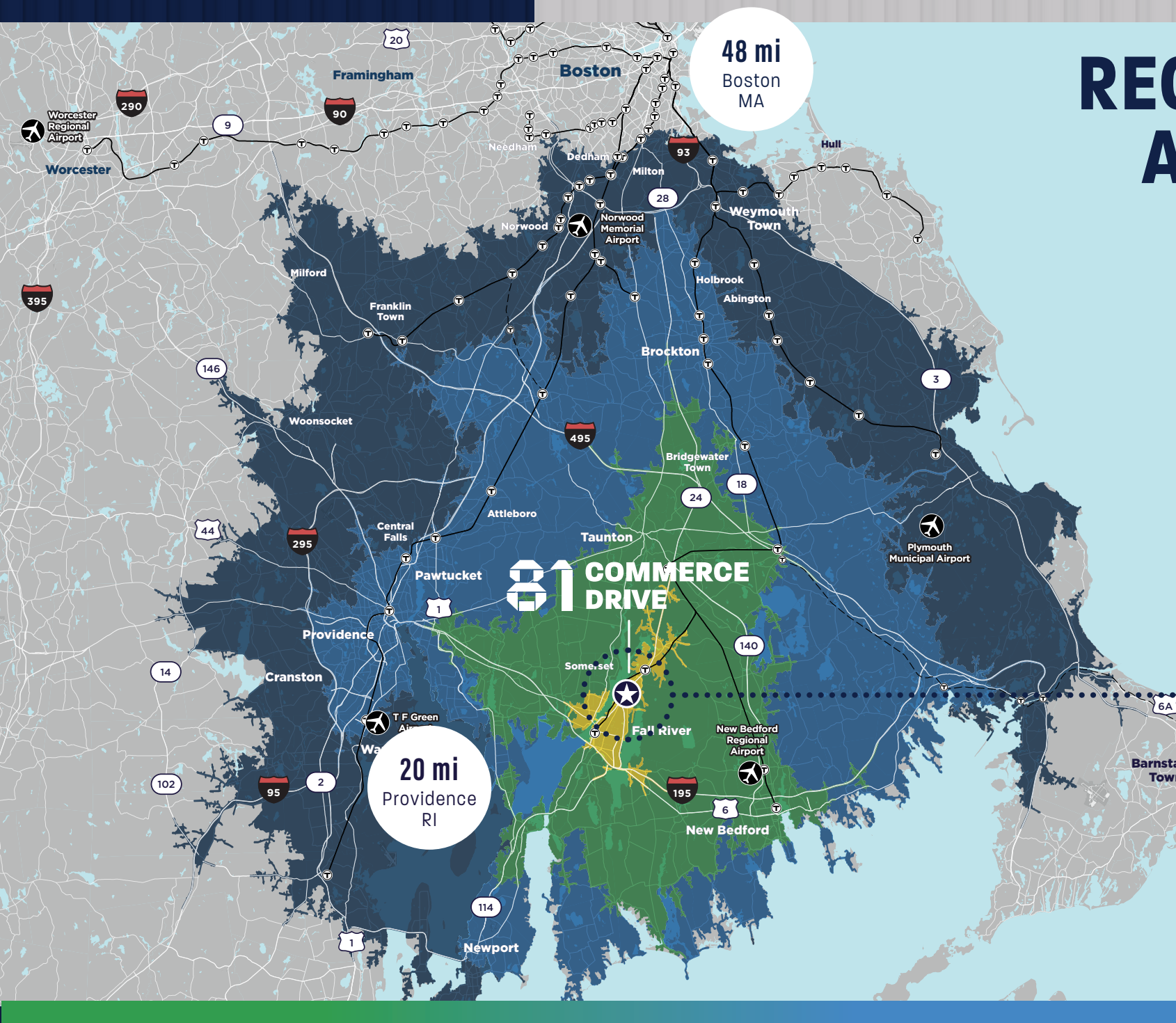
CORPORATE NEIGHBORS

81 Commerce Drive, Fall River, MA

Strategically positioned just off Route 24 and Route 79, 81 Commerce offers direct highway access linking Fall River to both the Greater Boston and Providence markets. This connectivity provides seamless access to major interstates including I-195, I-495, and I-95, efficiently linking users to Greater Boston, Providence, and the broader Northeast supply chain network.



REGIONAL ACCESS



.1 mi



.1 mi



4.7 mi



15.1 mi



22 mi



DRIVE TIMES

< 15 Mins

15-30 Mins

30-45 Mins

45-60 Mins



COMMERCE DRIVE

81 Commerce Drive, Fall River, MA

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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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