



MAPLE STREET

60 Maple Street, Mansfield, MA

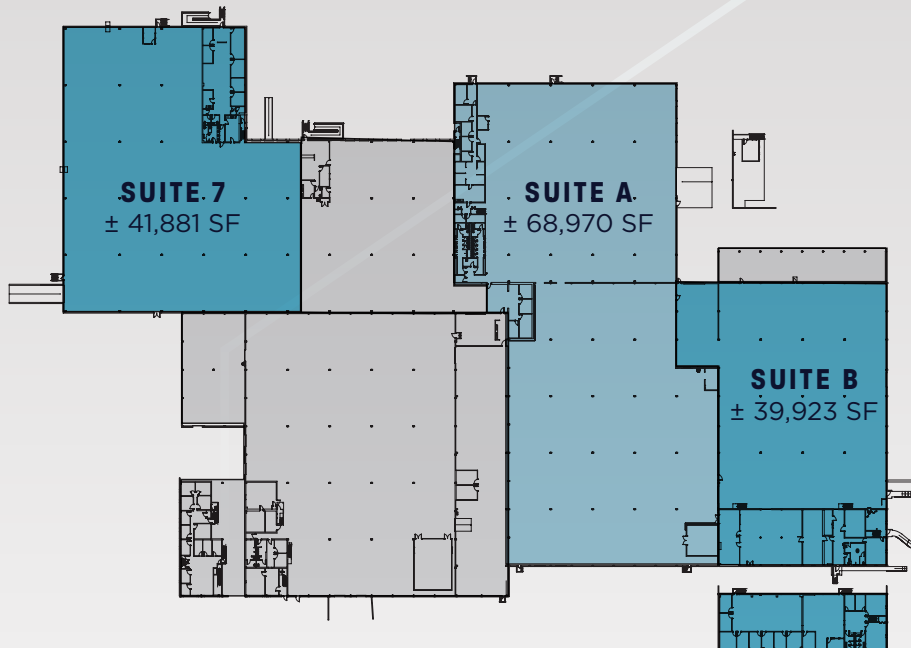
UP TO
150,774 SF
OF WAREHOUSE &
MANUFACTURING
SPACE AVAILABLE

 CUSHMAN &
WAKEFIELD

ARDEN | LOGISTICS
PARKS

WHERE PROXIMITY MEETS PRODUCTIVITY

60 Maple Street offers ±108,893 SF of highly adaptable warehouse and manufacturing space across two functional suites that feature heavy power, flexible loading, and storage options designed to support efficient operations and future growth. The property is conveniently located just minutes from the intersection of Interstates 95 and 495, providing users with exceptional highway access and direct connectivity to the Greater Boston and Providence markets and beyond.



BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE

±227,166 SF

SUITE A AVAILABILITY

±68,970 SF

Move-in ready
spec suite available

SUITE B AVAILABILITY

Total: ±39,923 SF

Warehouse: ±32,723 SF

Mezzanine: ±7,200 SF

SUITE C AVAILABILITY

Total: ±41,881 SF

Office: 3,335 SF

LAND AREA

±15.9 acres

LOADING DOCKS

SUITE A

Five (5) tailboard loading docks,
One (1) drive-in door

SUITE B

One (1) tailboard loading dock,
One (1) drive-in door

Expansion of Two (2) tailboard
docks available

CLEAR HEIGHT

SUITE A: 16'8" - 21'6"

SUITE B: 16'8"

COLUMN SPACING:

40' x 40'

PARKING:

±0.88/1,000 SF
(200 automobile spaces
plus truck court)

ROOF:

Rubber EPDM

ZONING:

Industrial

POWER:

Suite A: 1,200 amps
Suite B: 600 amps

SPRINKLERS:

100% wet system

HEATING:

Gas-fired radiant heat and
rooftop units

ELECTRIC:

Mansfield Municipal Electric
Department

WATER/SEWER:

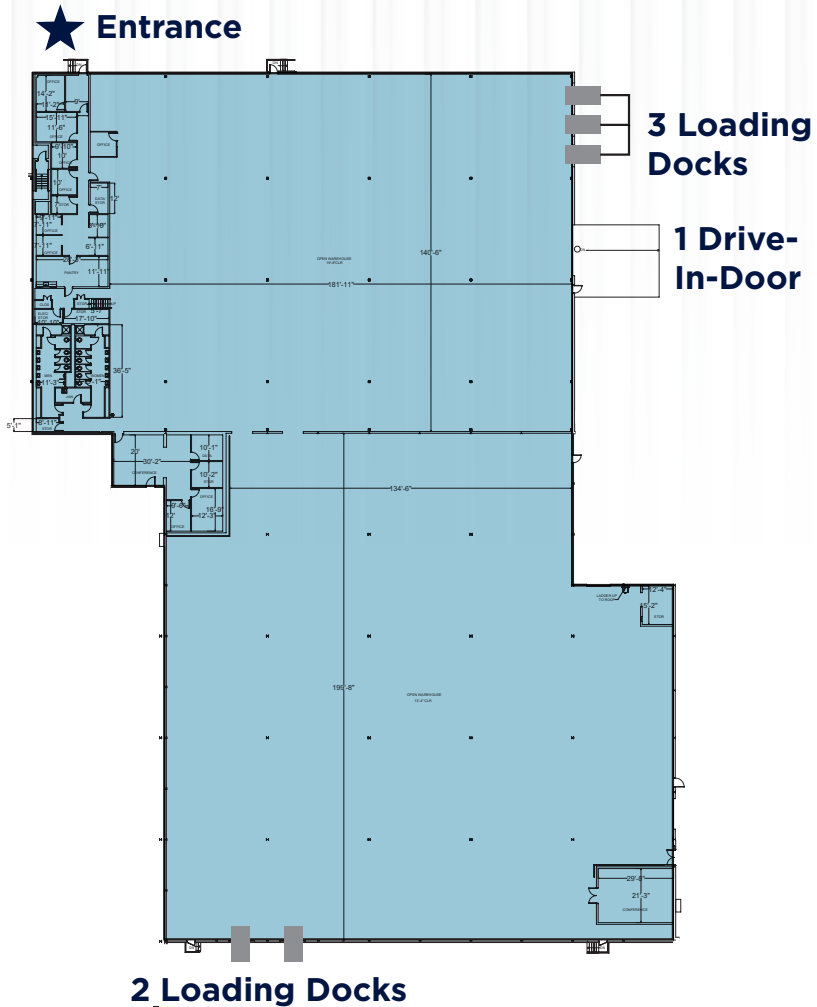
Town of Mansfield

FLOOR PLANS



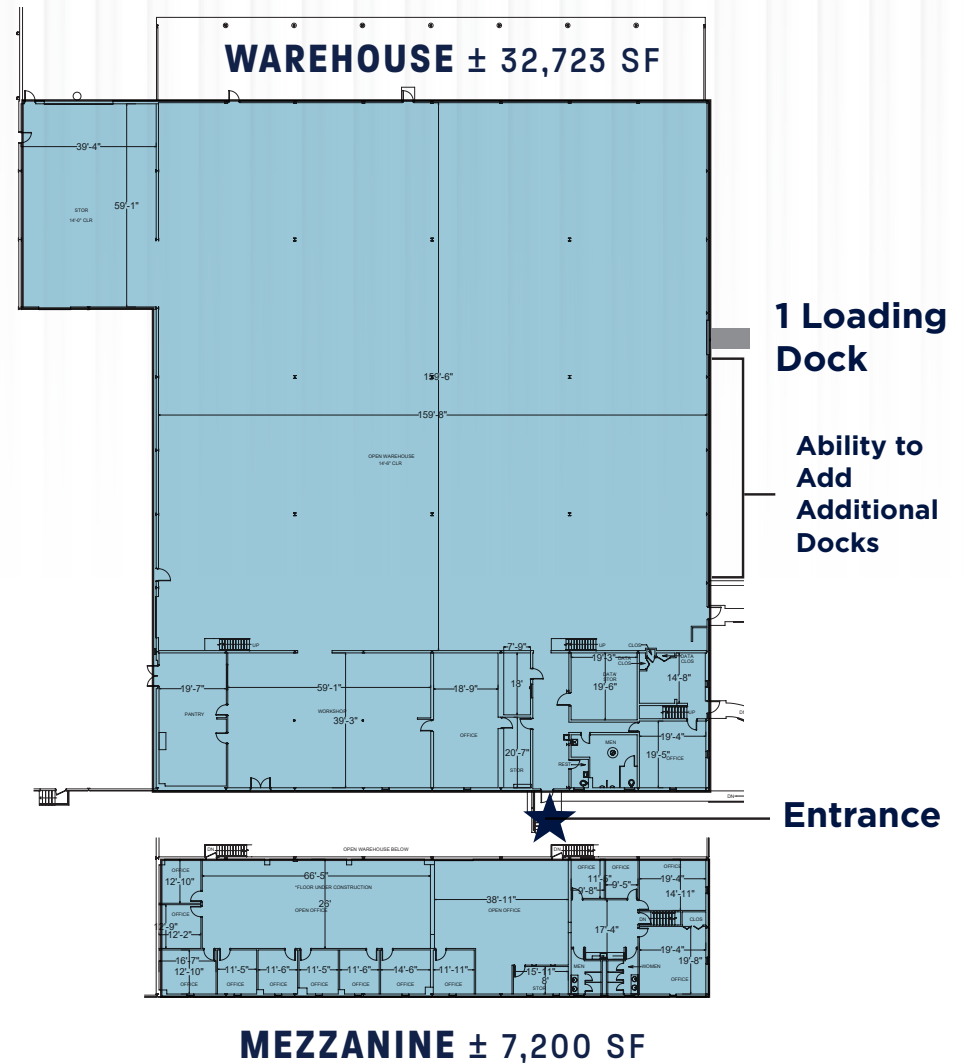
SUITE A

± 68,970 SF

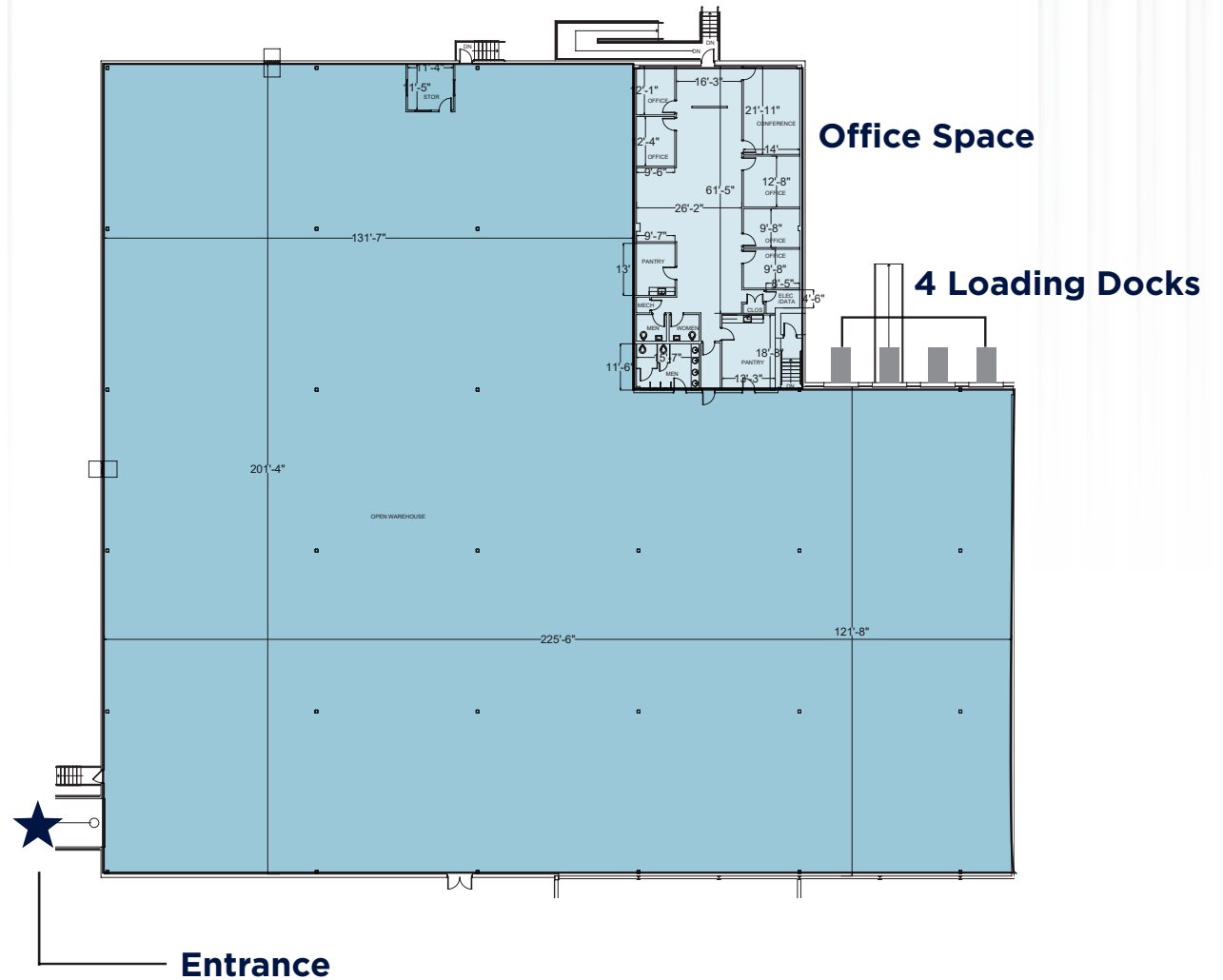


SUITE B

± 39,923 SF



± 41,881 SF



- **± 41,881 SF**
Warehouse (± 38,545 SF)
Office (± 3,335 SF)
- **4 Loading Docks**
- **18'-0" Clear Height**
- **1 Grade Level Door**

CORPORATE NEIGHBORS

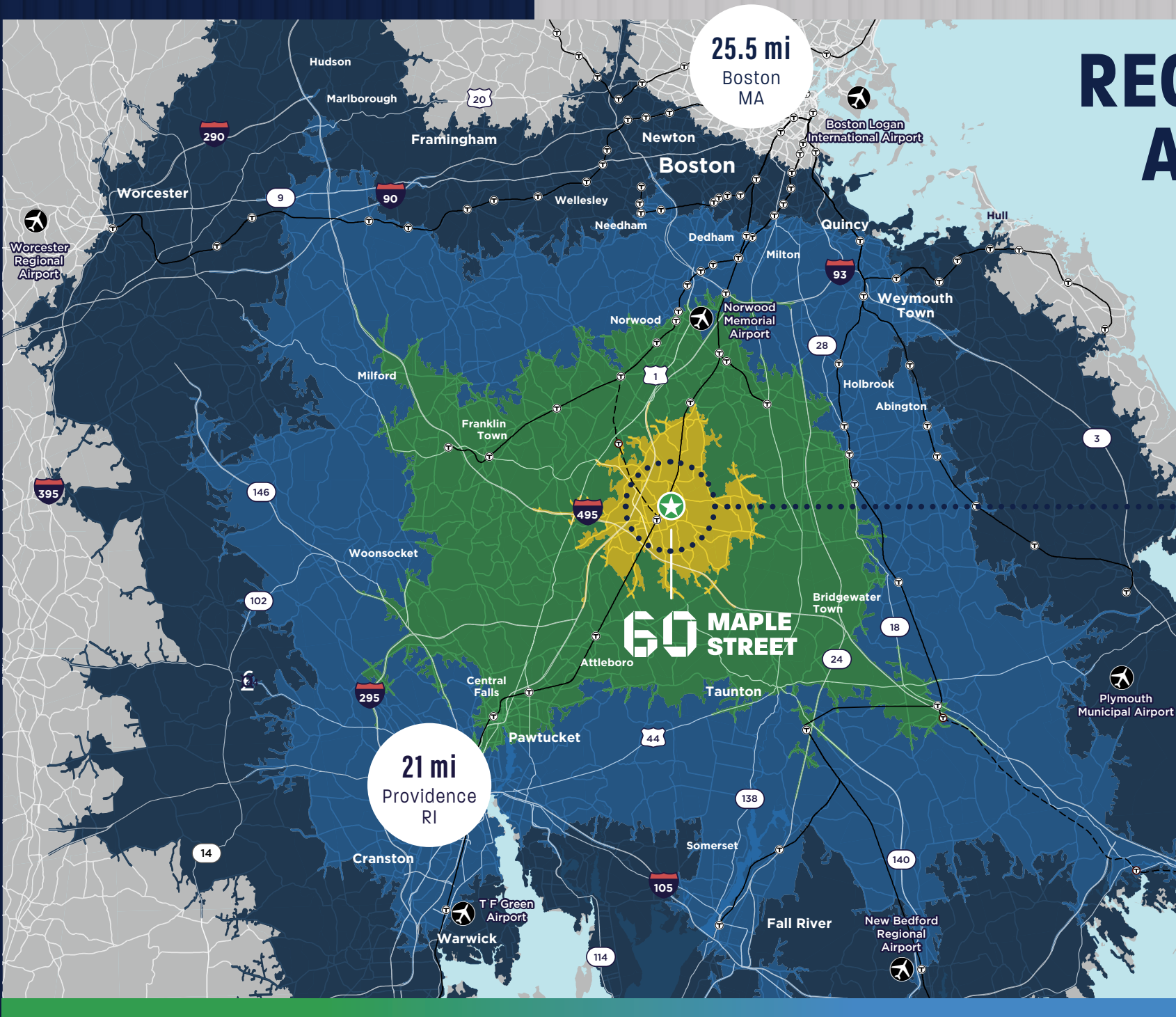
60 Maple Street is strategically positioned between Boston, MA and Providence, RI, less than an hour from both major cities. This location offers warehouse and distribution users quick access to Interstates 95 and 495 to ensure efficient connectivity to the Greater Boston and Providence markets as well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



60 Maple Street, Mansfield, MA



REGIONAL ACCESS



1 mi
Mansfield
Commuter Rail
Station

1.7 mi
140

2.7 mi
95

2.8 mi
495

DRIVE TIMES

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



MAPLE STREET

60 Maple Street, Mansfield, MA 02048

LEASING TEAM

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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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PARKS

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