

HIGH BAY NEW CONSTRUCTION

315

GREEN STREET

WRENTHAM, MA

176,800 RSF CLASS A WAREHOUSE



IMMEDIATE ACCESS TO I-495



Lincoln

NEW CONSTRUCTION • 176,800 RSF CLASS A WAREHOUSE

BUILDING SPECIFICATIONS

ADDRESS	315 Green Street, Wrentham, MA 02093
SITE AREA	34.48 Acres
RENTABLE AREA	176,800 RSF
CLEAR HEIGHT	32'
YEAR BUILT	2024
LOADING	35 docks; 9'x10', manually operated and include mechanical levelers of 35,000 lbs. Vison panels, dock seals, bumpers and dock lights 2 drive-in doors; 12'x14' and electrically operated
COLUMN SPACING	50'x50' (typical)
BUILDING DIMENSIONS	680'x260'
TRUCK COURT DEPTH	130'
BUILDING DEPTH	260'
SPEED BAY SIZE	60'
TRAILER STORAGE	33 spaces
PARKING	113 spaces
FLOOR	7" thick floor slab with Ashford Formula sealer/hardener
ROOF	White TPO
WINDOWS	16 4'x8' clerestory windows above truck doors
HEATING	Roof-mounted gas-fired units

BUILDING SYSTEMS & UTILITIES

POWER	3,000 amp electrical service, 277/480V
FIRE PROTECTION	ESFR suppression system with ESFR Heads Diesel fire pump
LIGHTING	LED sensor lighting 30 FC at 36" AFF
WATER & SEWER	Town of Wrentham, soil absorption waste system
ELECTRIC	National Grid



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STATE-OF-THE-ART LOGISTICS & DISTRIBUTION FACILITY



LOADING

35 Docks
2 Drive-in Doors

COLUMN SPACING

50' x 50'

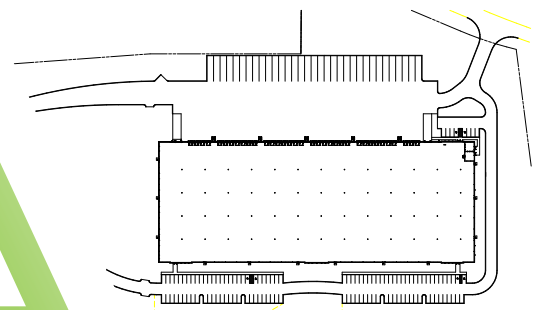
FLEXIBLE PARKING

113 Employee Parking Spaces
33 Trailer Parking Spaces



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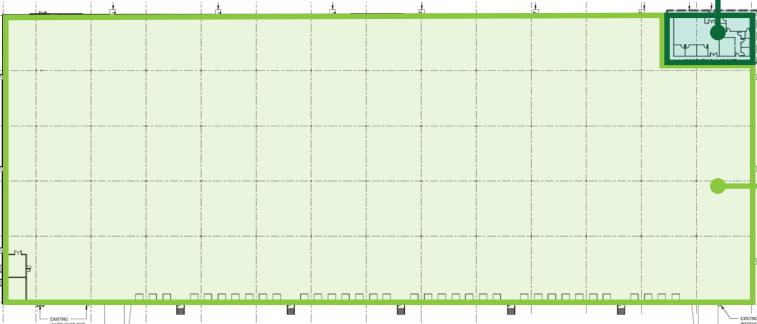


Architectural floor plan of a large rectangular room, likely a gymnasium or multi-purpose hall, featuring a grid system. The plan includes a dashed grid overlay. A green line labeled "WORK LIMIT" is drawn near the right wall. A small inset in the top right corner shows a simplified layout of the entire floor. Labels include "EXISTING" and "WORK LIMIT".

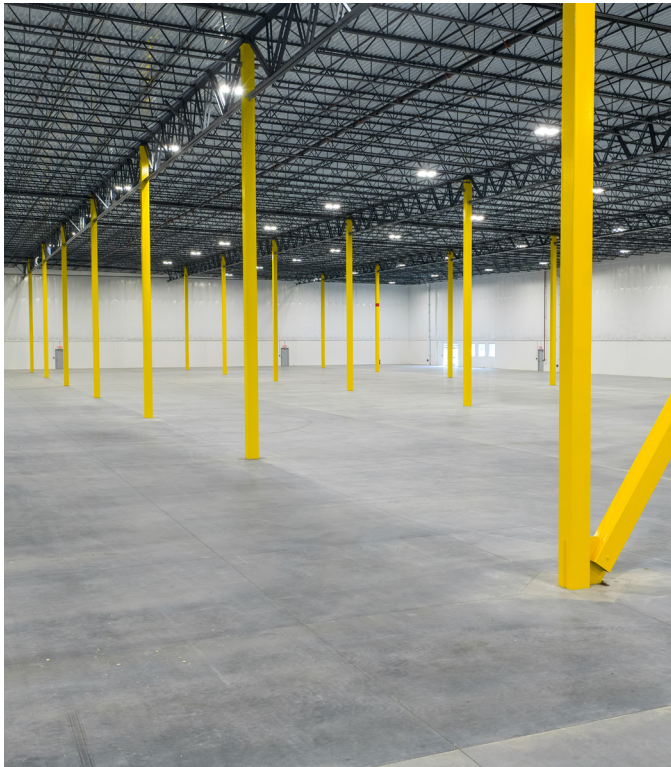


SPACE OVERVIEW

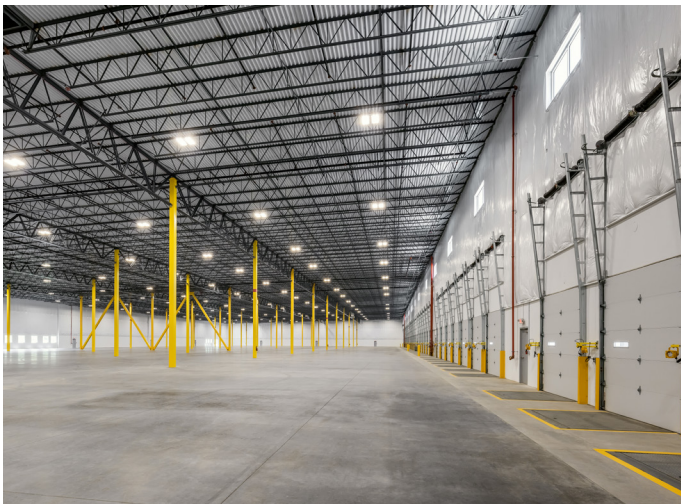
SPEC SUITE • 2,500 SF

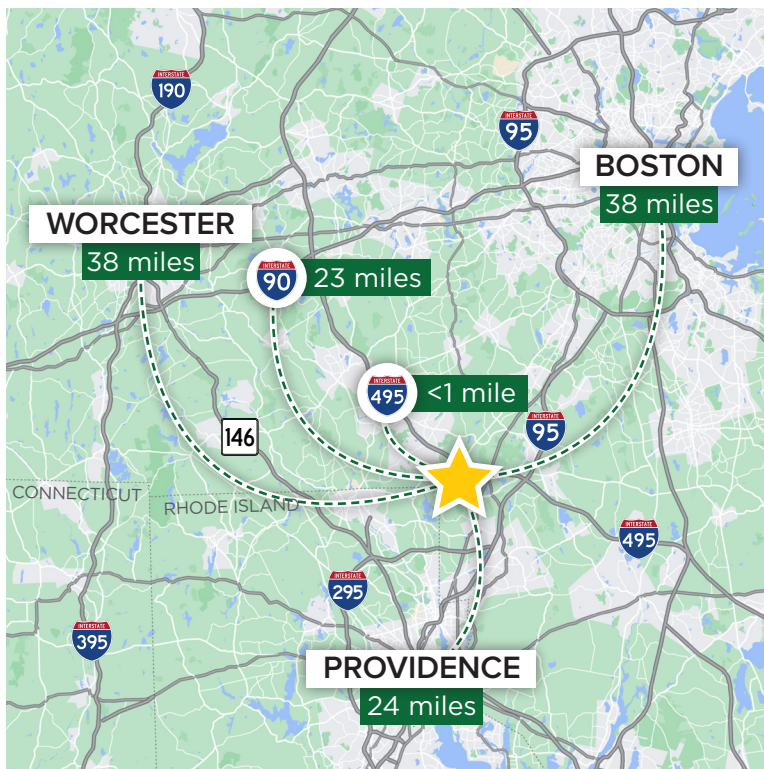


WAREHOUSE • 35 DOCKS 2 DRIVE-IN DOORS



ADDITIONAL PHOTOS



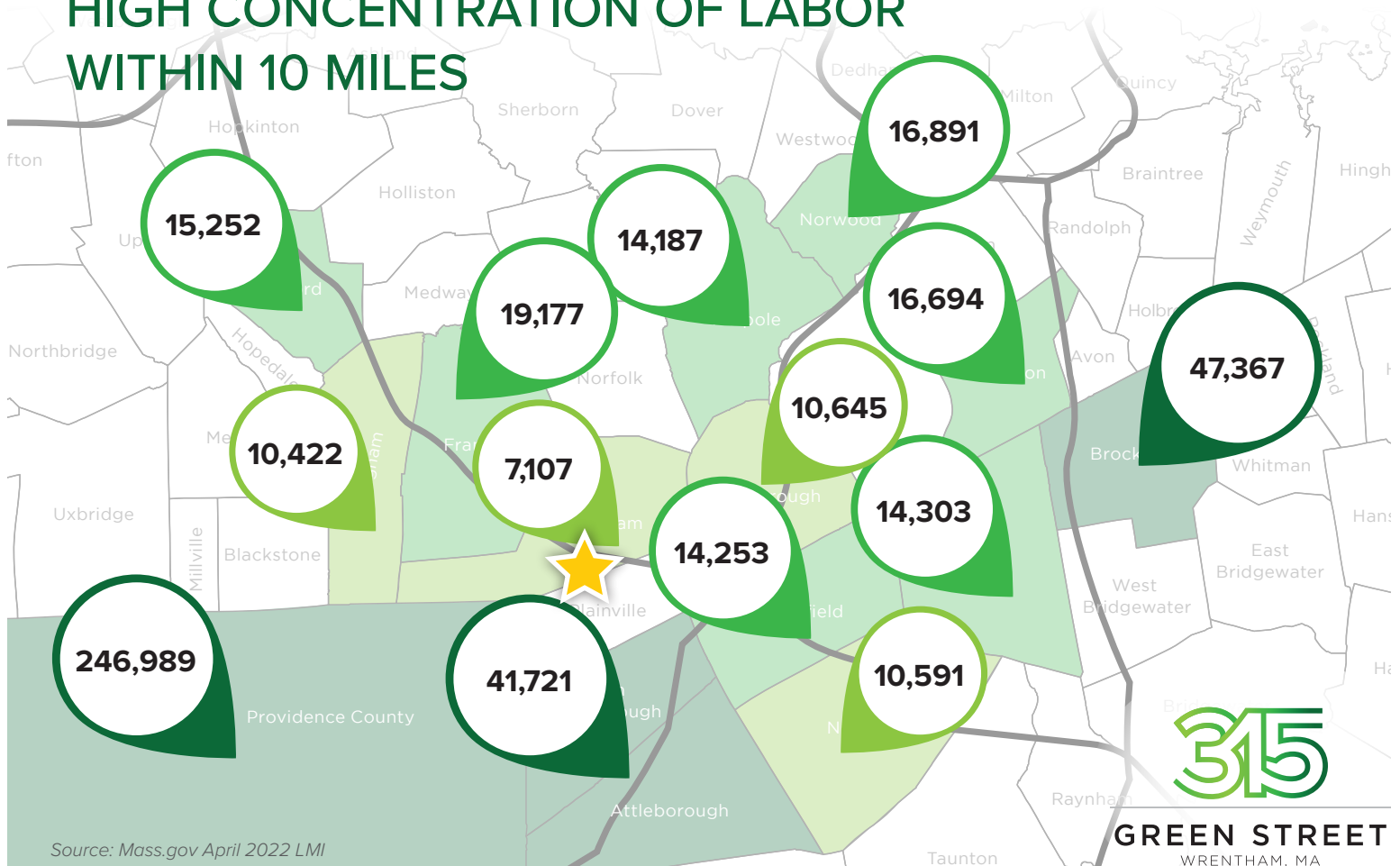


SUPERIOR REGIONAL ACCESS

IN GREATER BOSTON'S
PREMIER INDUSTRIAL
CORRIDOR

STRONG EMPLOYMENT BASE

HIGH CONCENTRATION OF LABOR
WITHIN 10 MILES



Source: Mass.gov April 2022 LMI

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GREEN STREET
WRENTHAM, MA

CORPORATE NEIGHBORS



Exit 43

ThermoFisher
SCIENTIFIC

IRON
MOUNTAIN®

Exit 41

ImperialDade

ups

Exit 38

OM Owens
& Minor

CROWN
PACKAGING CORP.

 Lindenmeyr Munroe

DELL EMC **Stannah**

Exit 33A

amazon

Exit 27

 **wayfair**

THE HOME
DEPOT®

pitney bowes 

Lincoln

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