



FRANCIS LOGISTICS CENTER

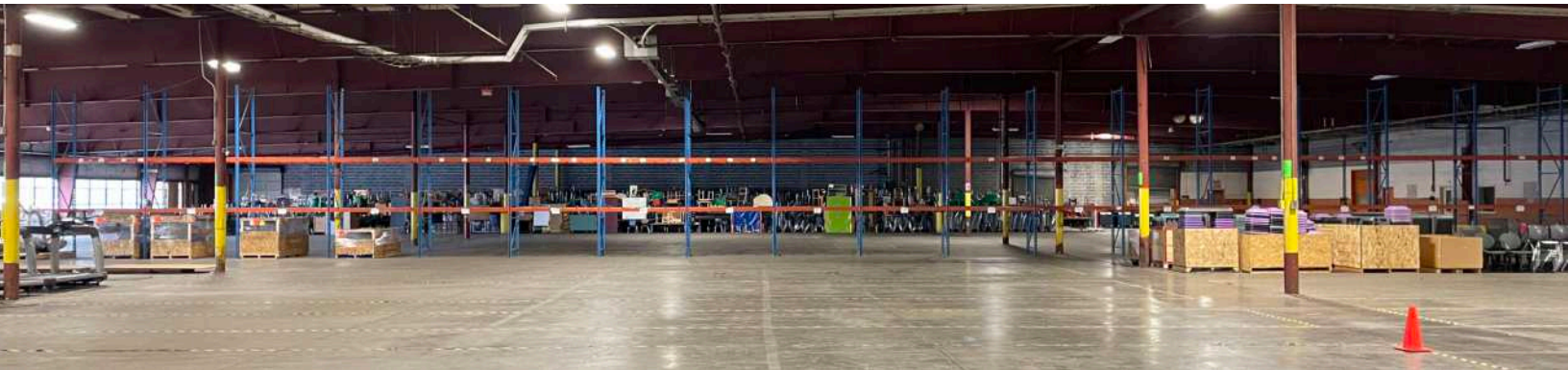
241 FRANCIS AVE | MANSFIELD, MA

EXISTING BUILDING & LAND FOR LEASE

50,000 SF - 216,565 SF

216,565 SF IS 28' - 32' HIGH BAY WAREHOUSE + ESFR
& ±8 ACRES OF OUTDOOR STORAGE

EXISTING BUILDING



BUILDING 1 SPECIFICATIONS

TOTAL BUILDING SIZE: ±352,340 SF

SPACE AVAILABLE: 50,000 SF – 216,565 SF
High Bay Warehouse
28' – 32' Clear

LAND AVAILABLE: ± 8 Acres of Outdoor Storage

YEAR BUILT: 1974

LAND: ±64 Total Acres (±40 Paved)

ZONING: 12 (Industrial 2)
Warehouse use; Marijuana
Testing, Research, Manufacturing

R.E. TAX: \$1.47/SF

OPERATING EXPENSES: \$1.15/SF

UTILITIES: Gas: Columbia Gas
Electric: Town of Mansfield
Sewer/Water: Town of Mansfield

PARKING: 210 Free Surface Spaces Available;
Ratio of 1/1000 SF

ROOF TYPE: Rubber Membrane Insulation/TPO
Insulation (New in 2019)

RAIL: Direct Rail Access

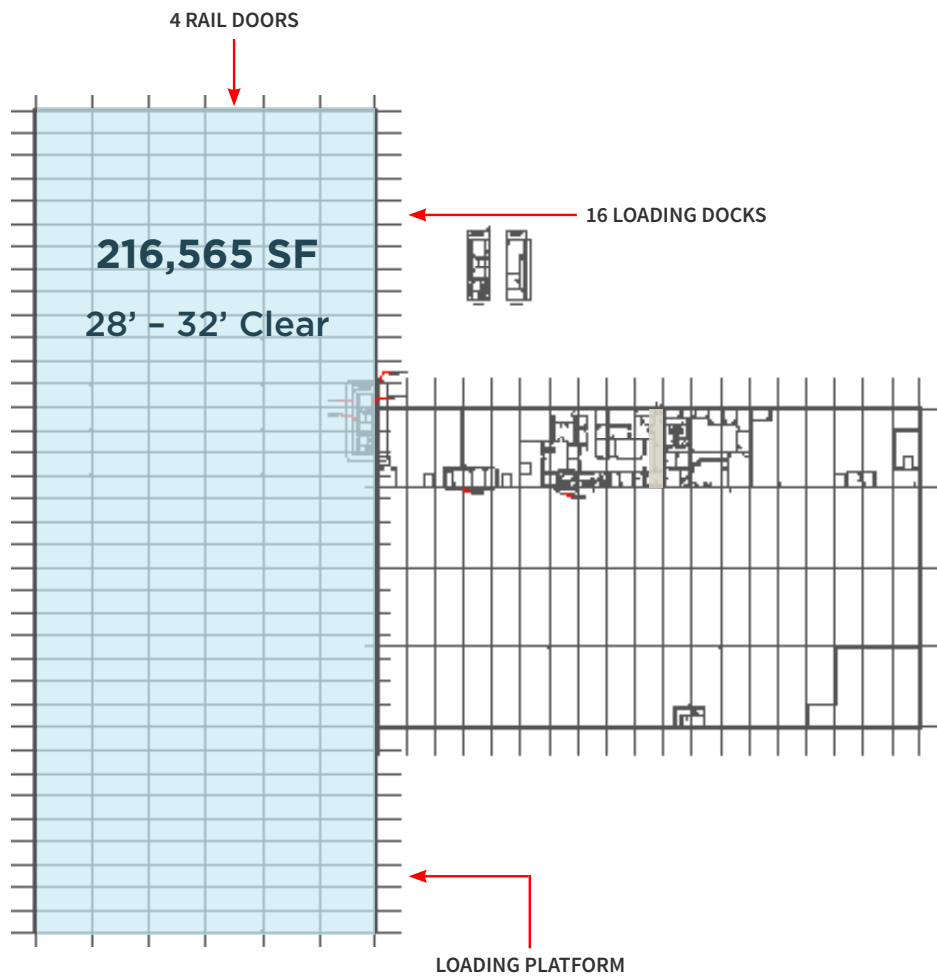
OFFICE: ±1,000 SF

SPRINKLERS: ESFR

LOADING: (16) Loading Docks
(1) Drive-ins
(4) Rail Doors
Loading Platform



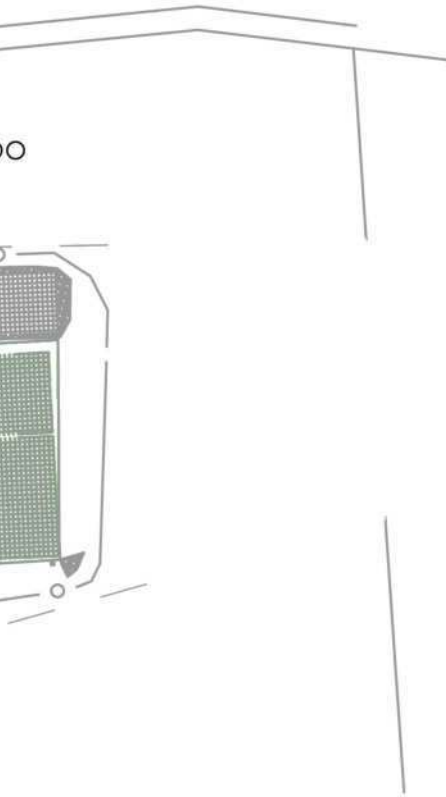
FLOOR PLAN: 312,953 SF



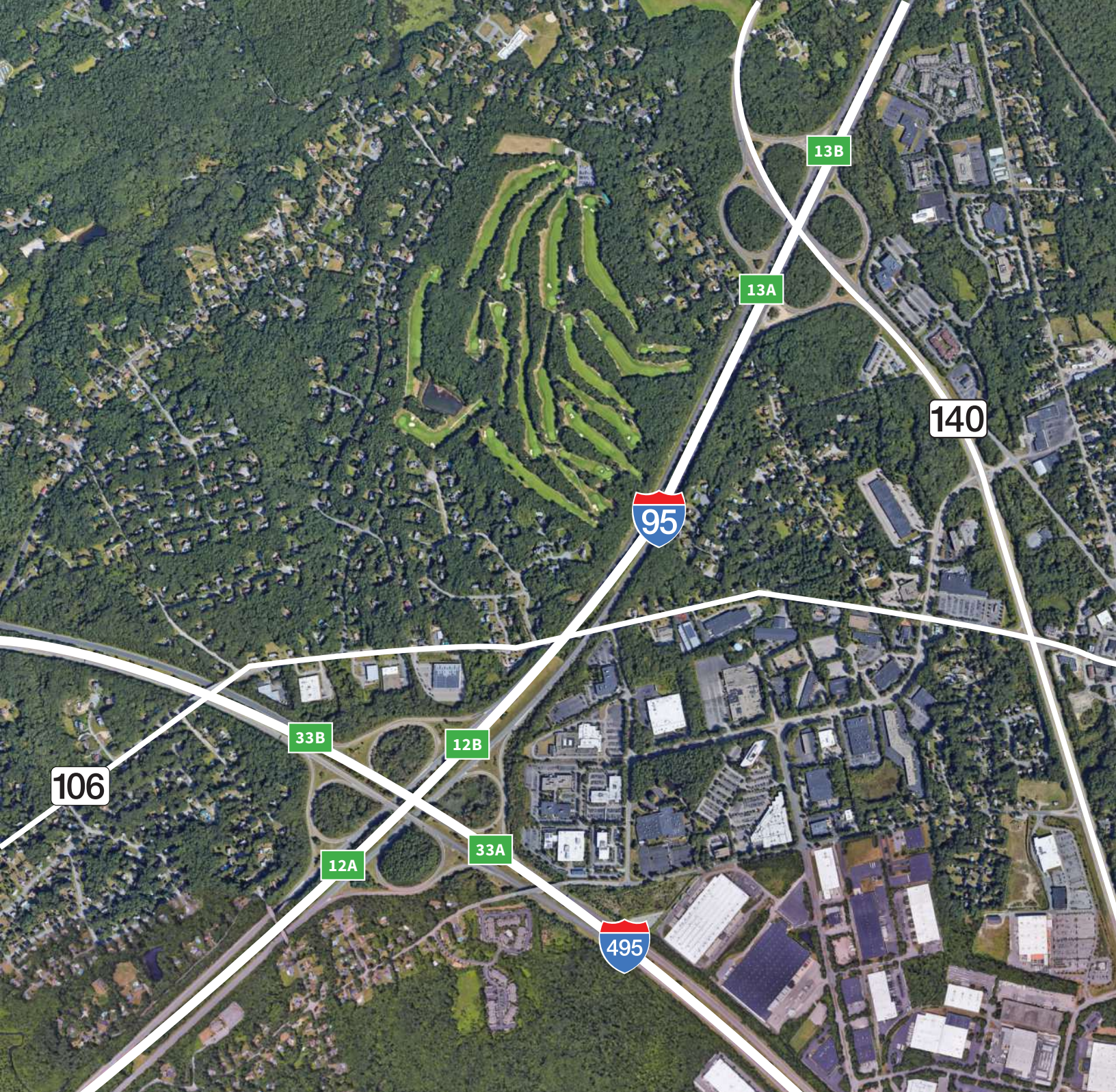
LAND AREA | OUTDOOR STORAGE



±8 ACRES



FRANCIS LOGISTICS CENTER
241 FRANCIS AVE | MANSFIELD, MA



NOTABLE TENANTS IN THE AREA



Medtronic



ROLF C HAGEN





50,000 SF – 216,565 SF Warehouse

±8 Acres of Land

106

DISTANCE

13A

3.1 Miles from I-95 Exit 13A

12A

4.6 Miles from I-95 Exit 12A



32.5 Miles to the city of Boston



22.7 Miles to the city of Providence



46.1 Miles to the city of Worcester

FRANCIS LOGISTICS CENTER
241 FRANCIS AVE | MANSFIELD, MA



FRANCIS LOGISTICS CENTER
241 FRANCIS AVE | MANSFIELD, MA

FOR MORE INFORMATION

NED HALLORAN

Executive Vice President

617.457.3372

nhalloran@hunnemanre.com

HENRY BIRMINGHAM

Senior Associate

508.903.7627

hbirmingham@hunnemanre.com



303 Congress Street, Boston, MA 02210 | 617.457.3400 | www.hunnemanre.com