



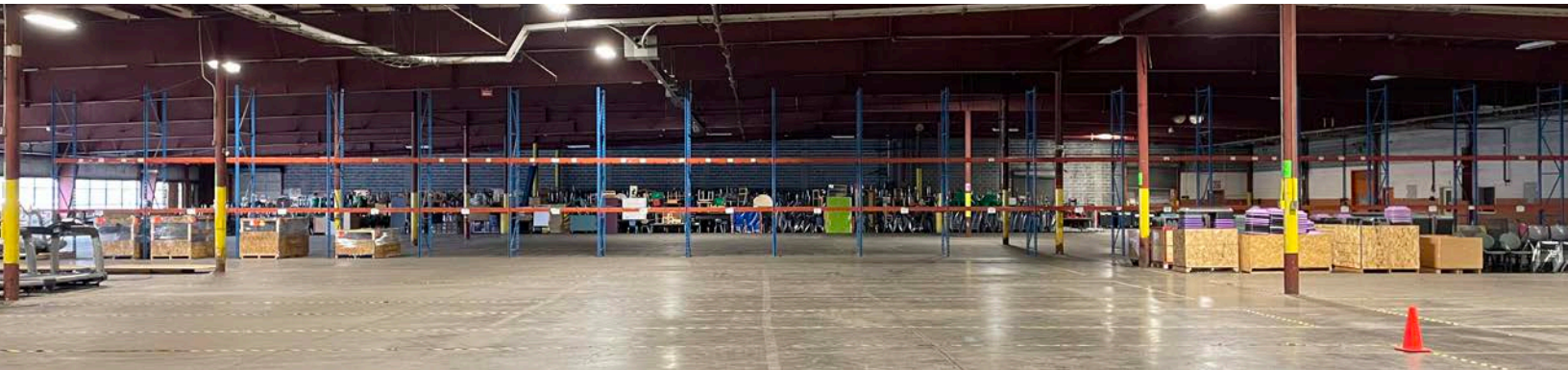
FRANCIS LOGISTICS CENTER

241 FRANCIS AVE | MANSFIELD, MA

50,000 - 232,500 SF
BUILT TO SUIT WAREHOUSE

UP TO 312,953 SF
216,565 SF IS 28' - 32' HIGH BAY WAREHOUSE + ESFR

BUILDING 1



BUILDING 1 SPECIFICATIONS

TOTAL BUILDING SIZE: ±352,340 SF

SPACE AVAILABLE: 216,565 SF High Bay Warehouse
28' – 32' clear

96,388 SF Warehouse
15' – 18' clear

Total: 312,953 SF

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

OUTDOOR STORAGE: Up to 20 Acres

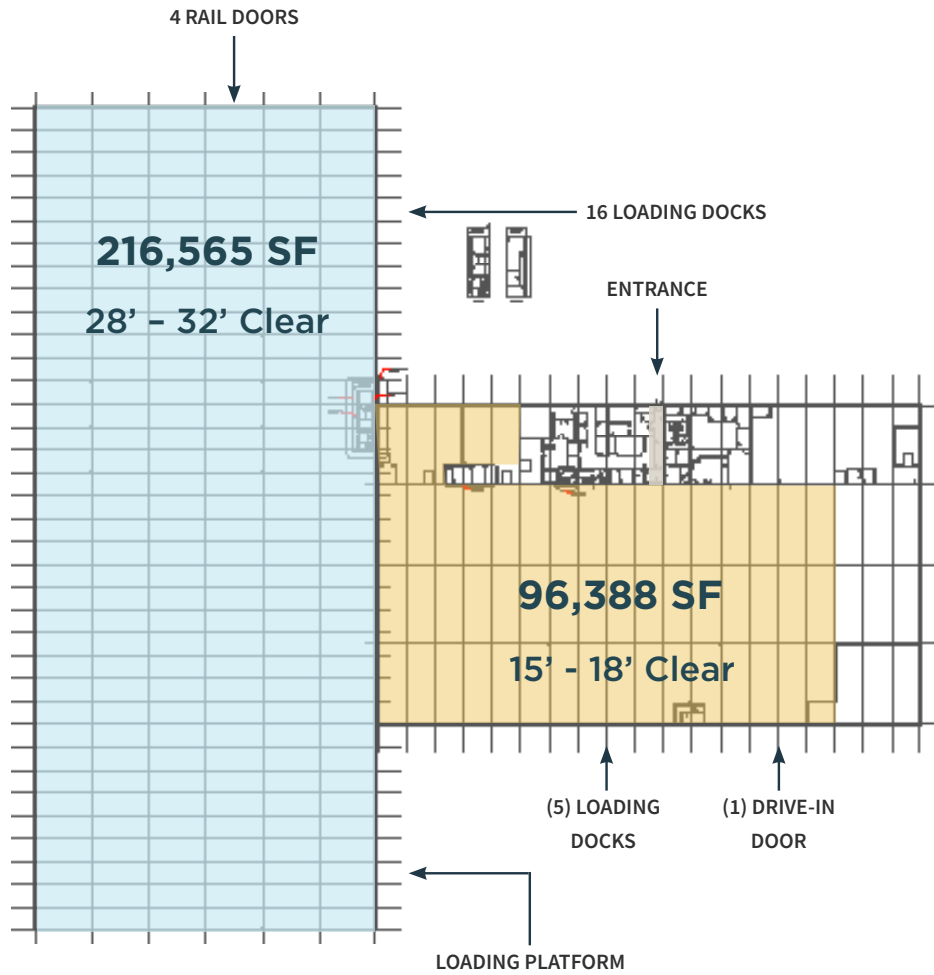
OFFICE: ±1,000 SF

SPRINKLERS: ESFR

LOADING: (21) Loading Docks
(3) Drive-ins
(4) Rail Doors
Loading Platform



FLOOR PLAN: 312,953 SF



BUILDING 2 | BUILT-TO-SUIT CUSTOMIZATIONS



BUILDING 2 SPECIFICATIONS

TOTAL BUILDING SIZE: 50,000 - 232,500 SF
Class A Built-to-Suit
Customization Opportunities

CLEAR HEIGHT: 36'

LOADING: (42) Loading Docks
(4) Drive-in Doors

COLUMN SPACING: 50' x 52'
60' Speed Bay

PARKING: 159 Vehicle Parking Spaces

CONSTRUCTION TYPE: Concrete Tilt-Wall Construction

OFFICE: Up to 4 storefront entrances

CIRCULATION: Separate Auto and Truck Circulation

SPRINKLERS: EFSR System

POWER: 3,000 Amps

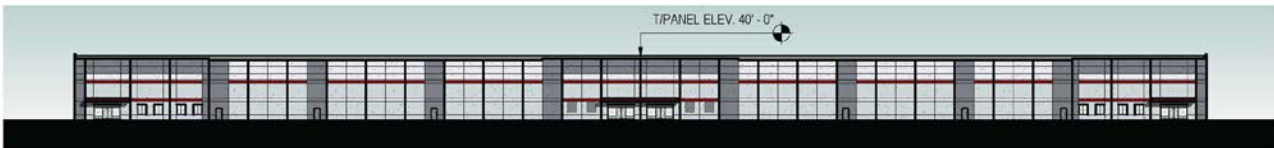
ROOF: Rubber Membrane, Solar Ready

STORAGE: Ample outdoor storage and/or
additional truck parking available

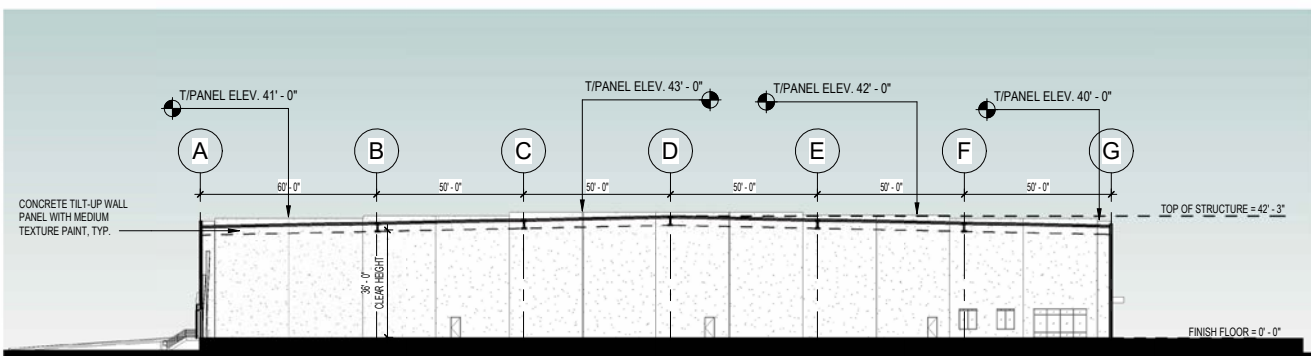
RAIL: Freight Rail Served

BUILDING 2 | BUILT-TO-SUIT CUSTOMIZATIONS

PROPOSED ELEVATION



PROPOSED BUILDING SECTION



FULLY APPROVED & PERMITTED



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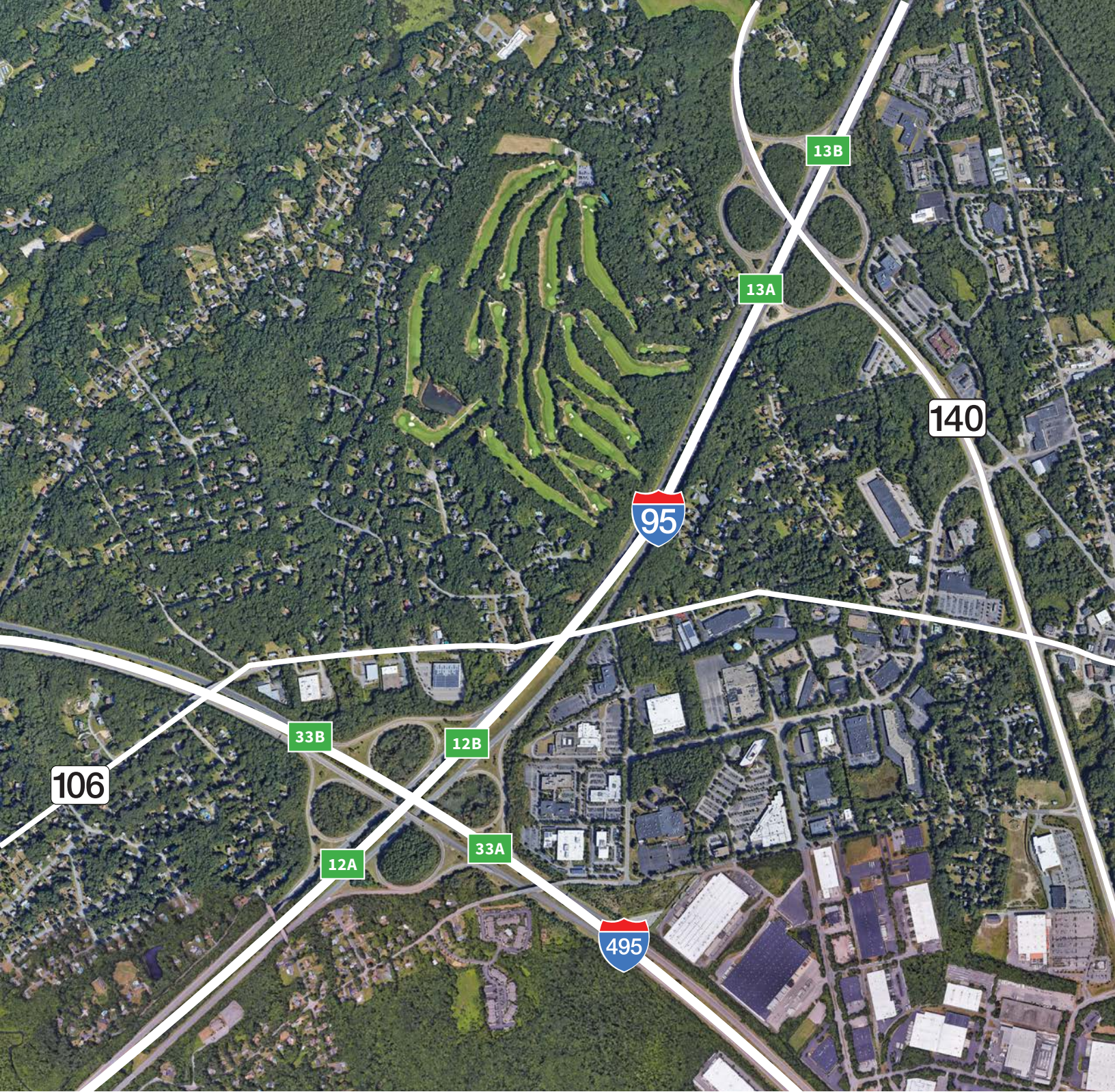
BUILDING II

Proposed Built-to-Suit Warehouse



BUILDING I

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NOTABLE TENANTS IN THE AREA



Medtronic





Up to 312,953 SF Warehouse

232,500 Built-to-Suit High Bay Warehouse



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

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FOR MORE INFORMATION

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