

LINK 24

AT WEST STREET | WEST BRIDGEWATER



CLASS A INDUSTRIAL & MANUFACTURING SPACE
NEW CONSTRUCTION | UP TO 190,000 SF FOR LEASE





121
ACRES



36'
CLEAR HEIGHT



Rte 24
ACCESS



TILT UP
CONSTRUCTION

FLEXIBLE ZONING

Distribution
Life Science
eGMP Manufacturing

FLEXIBLE BUILDING DESIGN

50,000 – 190,000 SF

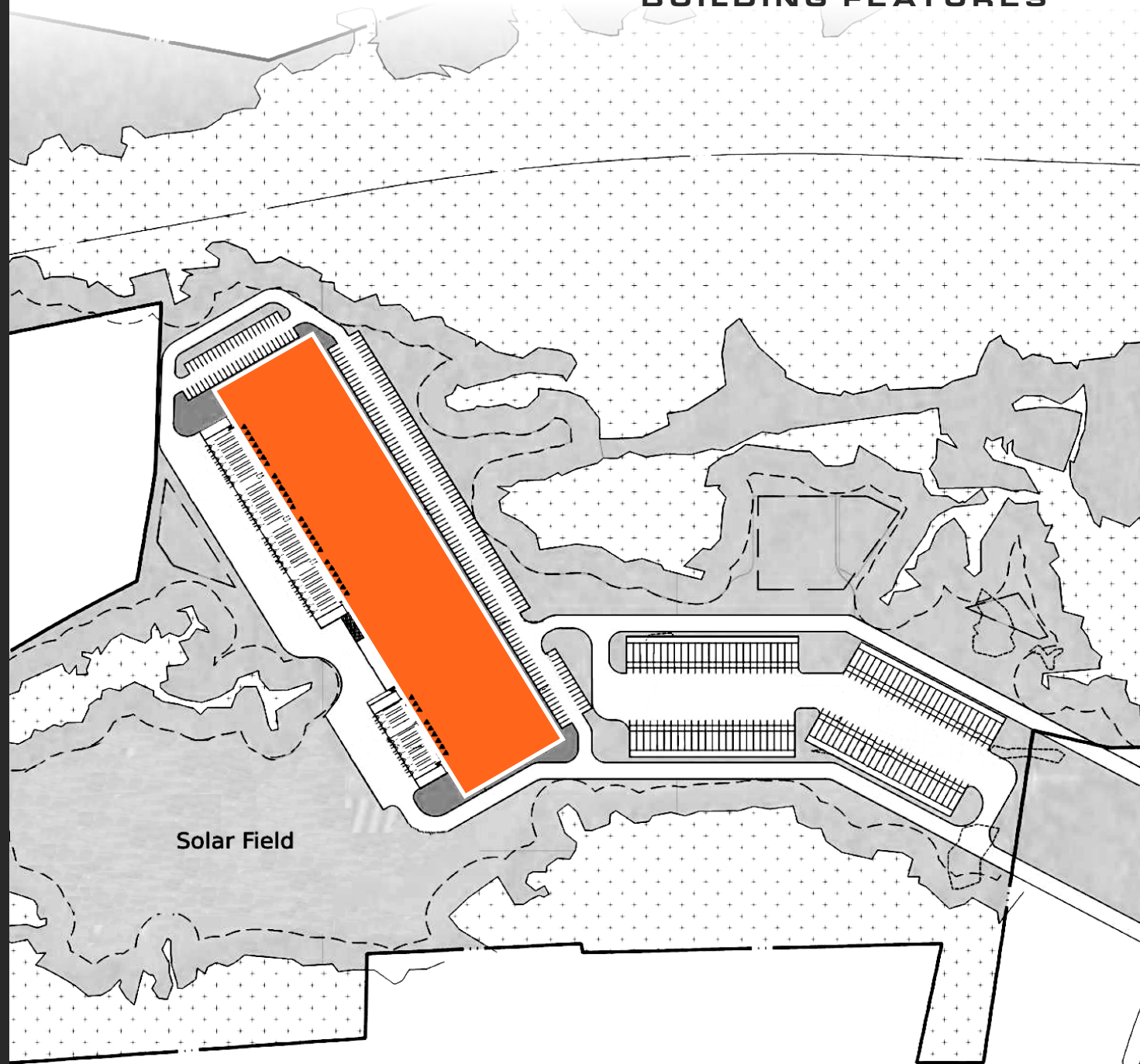


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BUILDING FEATURES

SPECIFICATIONS

BUILDING SIZE	190,000 SF±
AVAILABLE SF	50,000 - 190,000 SF
CONSTRUCTION TYPE	Tilt-up concrete panel
CLEAR HEIGHT	36'
COLUMN SPACING	52' x 50', 60' speed bay
SITE SIZE	121 acres
VEHICLE PARKING	230 stalls (200 additional available)
TRAILER PARKING	80 stalls (123 additional available)
LOADING DOCKS	38 docks 4 grade level
TRUCK COURT	135'+
SPRINKLER	ESFR
POWER	480 3-phase @4,000 AMPS
FLOOR	Slab 7"
UTILITIES	Electricity: National Grid Water: West Bridgewater Water Department Sewer: Septic Gas: Eversource



EXCELLENT AMENITY BASE

RESTAURANTS

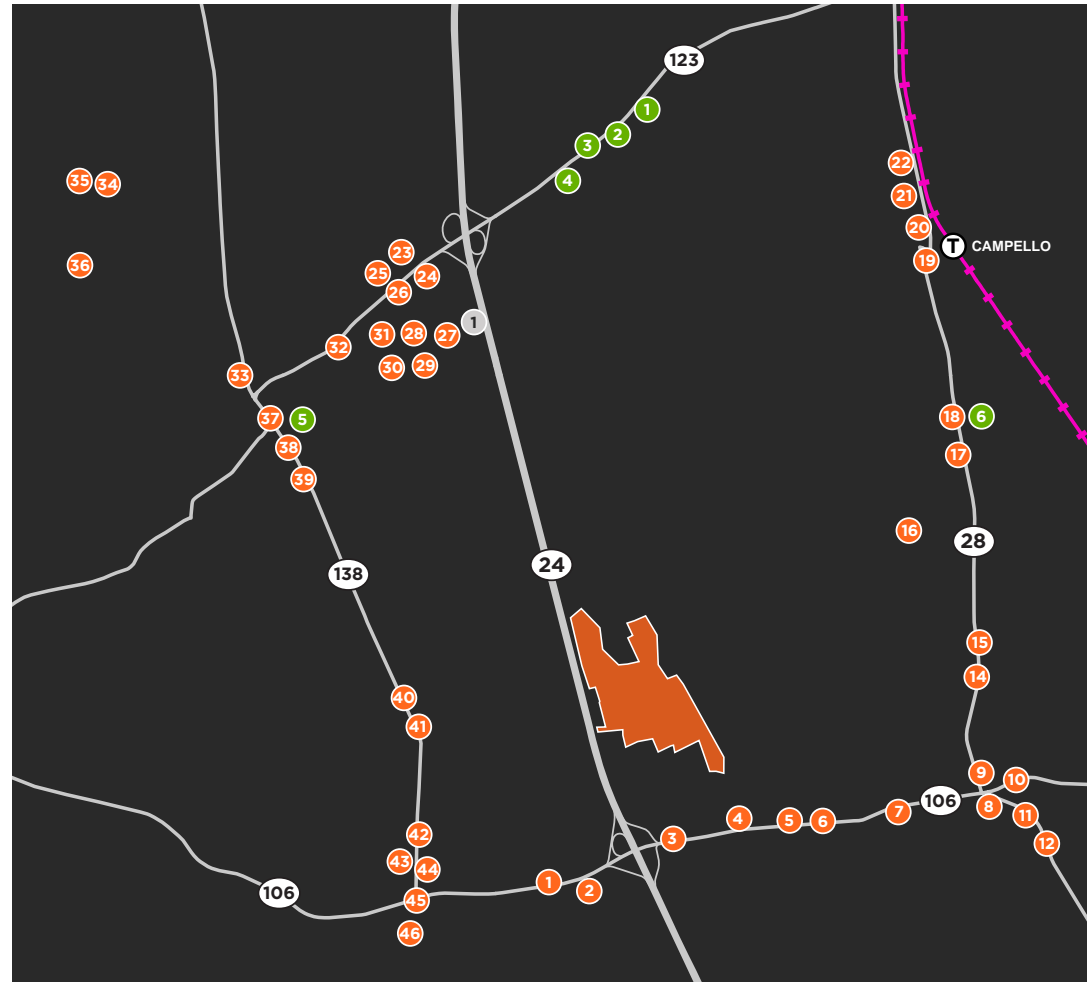
- | | |
|---------------------------------|----------------------------------|
| 1. Lawadessa Restaurant | 29. Tutto Bene |
| 2. Barrett's Alehouse | 30. My Three Sons Diner |
| 3. Gigi's House of Pizza | 31. Georgio's |
| 4. Boston Tavern | 32. Slice of Greek |
| 5. Daybreak Family Restaurant | 33. Stoneforge Grill |
| 6. Southern Comfort Bar & Grill | 34. La Cucina Ristorante |
| 7. Sunnyside Cafe | 35. The Farmer's Daughter |
| 8. Crystal's Kitchen | 36. Not Just Thaboule |
| 9. Star Pizza | 37. Anna's Pizzeria |
| 10. Zorbass Pizza | 38. El Mariachi |
| 11. Good Days | 39. Shino Sushi Grill Bar |
| 12. Atina Asian Bistro | 40. Tommy Doyle's Pub & Grill |
| 13. New York Pizza | 41. Ultimate Pizza |
| 14. Grand Slam Pizza and Pub | 42. Leandros Restaurant & Tavern |
| 15. Niko Bar & Grill | 43. Hayashi |
| 16. Freda's | 44. Lindos Pizza |
| 17. Reid's Ultimate Breakfast | 45. Porticello Restaurant |
| 18. Maui Restaurant | 46. Sophie's Pizza Place |

FAST FOOD

1. Burger King
2. Taco Bell
3. McDonald's
4. Subway
5. Wendy's
6. Wendy's

HOTELS

1. Residence Inn by Marriott



CORPORATE NEIGHBORS



LINK 24

IMMEDIATE HIGHWAY ACCESS



DRIVE TIME



3 MINUTES



6 MINUTES

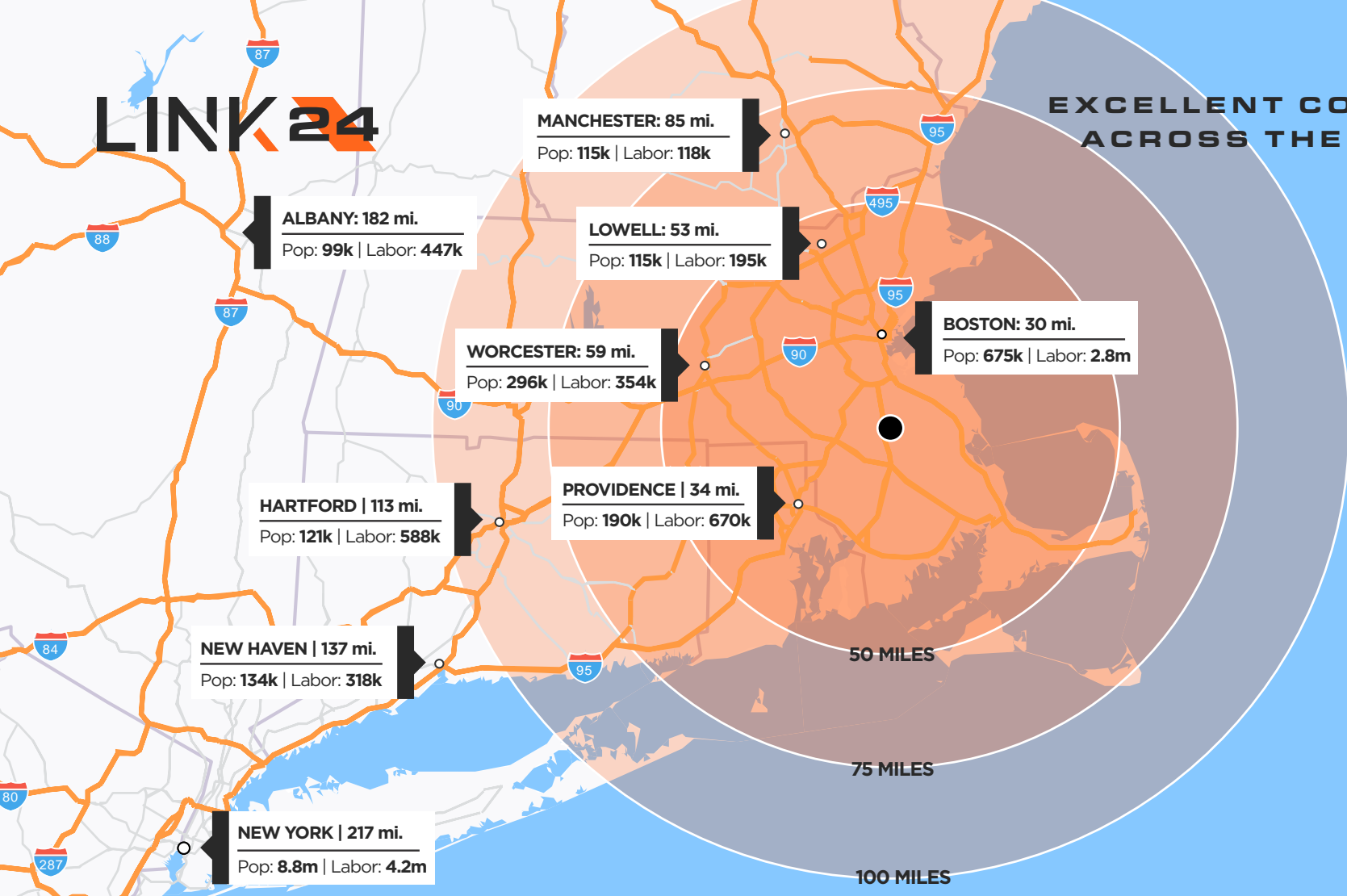


18 MINUTES



LINK 24

**EXCELLENT CONNECTIVITY
ACROSS THE NORTHEAST**



- 

NEW BEDFORD
REGIONAL
AIRPORT
29 MILES
 - 

LOGAN AIRPORT
30 MILES
 - 

T.F. GREEN
AIRPORT
45 MILES
- 

DEMOGRAPHICS

RADIUS	3-MILES	5-MILES	7-MILES
POPULATION	122,505	124,241	222,738
MEDIAN HOUSEHOLD INCOME	\$94,702	\$84,915	\$90,392
TOTAL BUSINESSES	1,562	4,858	7,229
TOTAL EMPLOYEES	19,810	56,706	83,981
INDUSTRIAL WORKFORCE	2,389	13,396	23,642

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**FOR MORE
INFORMATION,
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VMD COMPANIES



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