



THE <> GROVE

AT WEST GROVE STREET | MIDDLEBOROUGH MA

PREMIER INDUSTRIAL CAMPUS

± 576,000 SF NEW CONSTRUCTION **COMING SOON**

THE <> GROVE

HIGH-TECH WAREHOUSE & DISTRIBUTION FACILITIES

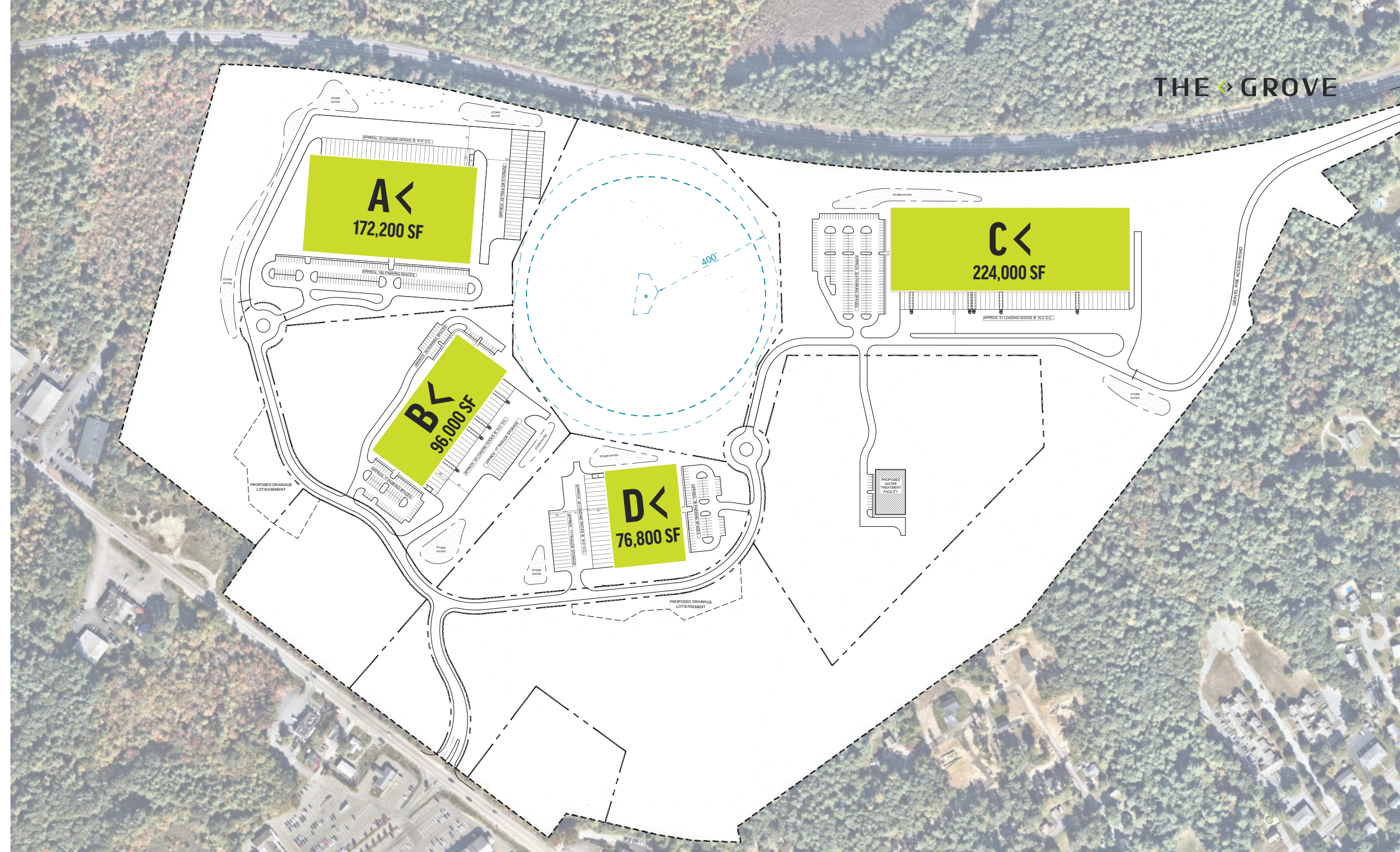
The Grove is a strategically located campus offering users with a wide range of opportunities from warehouse & distribution, to high tech manufacturing, research & development and beyond. Prominently situated less than 2 minutes from the intersection of I-495, The Grove offers 576,000 SF of new construction industrial space. The Grove is surrounded by a wealth of large corporate users as well as an abundance of amenities making it an ideal destination for both regional and local companies.

BUILDING A
179,200 SF

BUILDING B
96,000 SF

BUILDING C
224,000 SF

BUILDING D
76,800 SF



LEADING-EDGE BUILDING FEATURES

BUILDING A

Building Size	179,200 SF
Available SF	50,000 - 179,200 SF
Construction Type	Tilt-up
Site Size	27.5 Acres
Clear Height	36' clear
Column Spacing	52' x 52', 60' speedbay
Passenger Parking Spaces	180
Trailer Parking Spaces	48
Loading Dock	33 docks, 2 grade level
Truck Court	135+
Fire Protection	ESFR
Power	480 3-phase @ 4,000 amps
Floor	7" slab
Utilities	Municipal

BUILDING B

Building Size	96,000 SF
Available SF	50,000 - 96,000 SF
Construction Type	Tilt-up
Site Size	13.2 Acres
Clear Height	36' clear
Column Spacing	52' x 52', 60' speedbay
Passenger Parking Spaces	107
Trailer Parking Spaces	17
Loading Dock	29 docks, 2 grade level
Truck Court	135+
Fire Protection	ESFR
Power	480 3-phase @ 4,000 amps
Floor	7" slab
Utilities	Municipal

BUILDING C

Building Size	224,000 SF
Available SF	50,000 - 224,000 SF
Construction Type	Tilt-up
Site Size	56.6 Acres
Clear Height	36' clear
Column Spacing	52' x 52', 60' speedbay
Passenger Parking Spaces	224
Trailer Parking Spaces	0
Loading Dock	51 docks, 2 grade level
Truck Court	135+
Fire Protection	ESFR
Power	480 3-phase @ 4,000 amps
Floor	7" slab
Utilities	Municipal

BUILDING D

Building Size	76,800 SF
Available SF	Full Building
Construction Type	Tilt-up
Site Size	8.6 Acres
Clear Height	36' clear
Column Spacing	52' x 52', 60' speedbay
Passenger Parking Spaces	101
Trailer Parking Spaces	17
Loading Dock	44 docks, 2 grade level
Truck Court	135+
Fire Protection	ESFR
Power	480 3-phase @ 4,000 amps
Floor	7" slab
Utilities	Municipal

THE ◁ GROVE

IMMEDIATE HIGHWAY ACCESS EXCELLENT REGIONAL CONNECTIVITY

Situated at the intersection of I-495 and Rte. 44, the Grove offers excellent highway access and an ideal location for both local or regional companies seeking to establish or expand their operations. The location offers close proximity to the largest and most strategic cities across the Northeast.



**LESS
THAN 1
MILE**
TO I-495



**5
MILES**
TO ROUTE 24



**18
MILES**
TO I-95



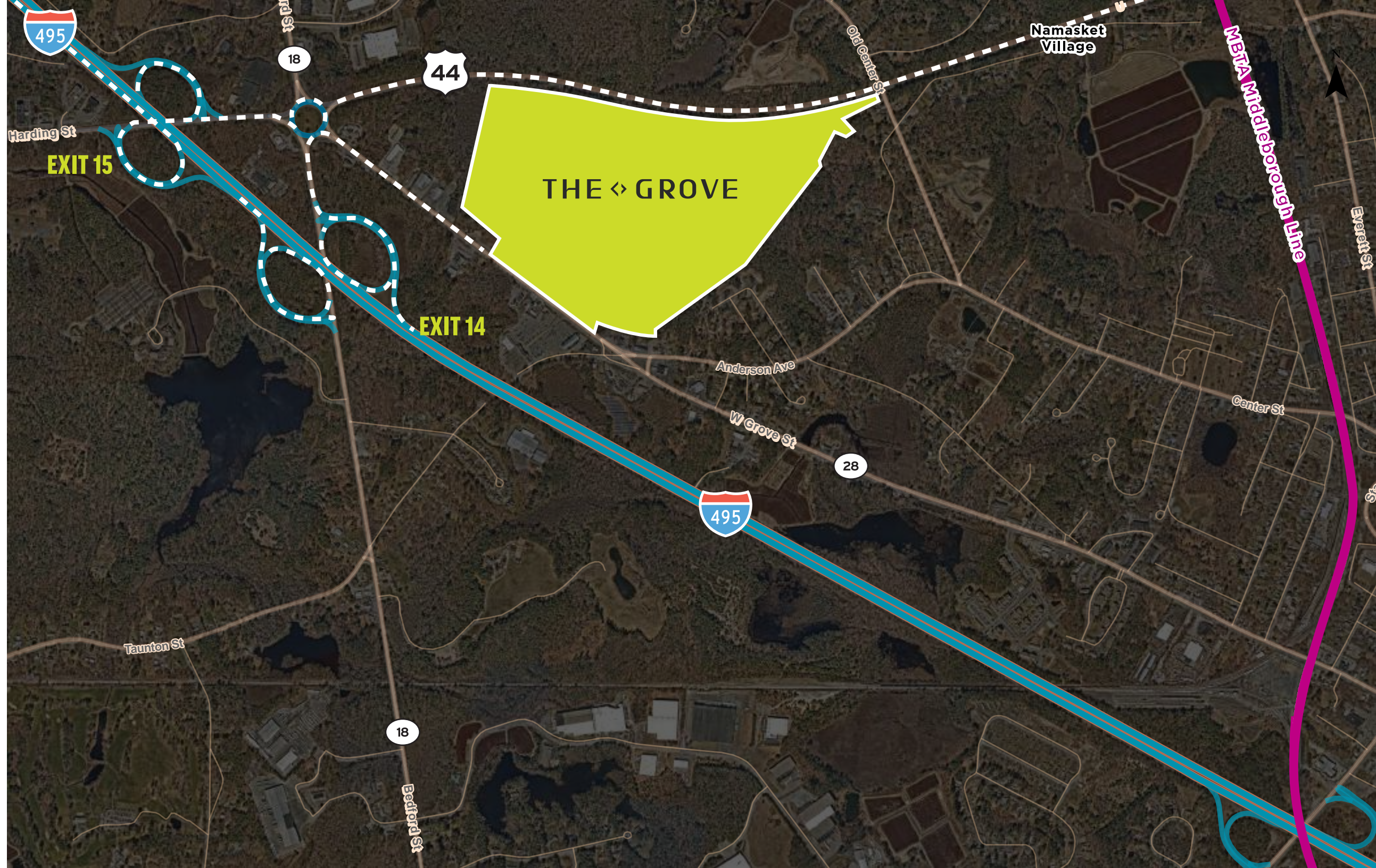
**23
MILES**
TO I-295



**23
MILES**
TO
PROVIDENCE



**40
MILES**
TO
BOSTON



THE <> GROVE

CORPORATE NEIGHBORS

Middleborough is home to a growing roster of companies attracted to the area's strong labor demographics, expanding amenity base, and strategic location.

The immediate area offer over 3+ million SF of industrial space and is the home of many prominent local and nationally recognized companies.

THE <> GROVE



THE <> GROVE

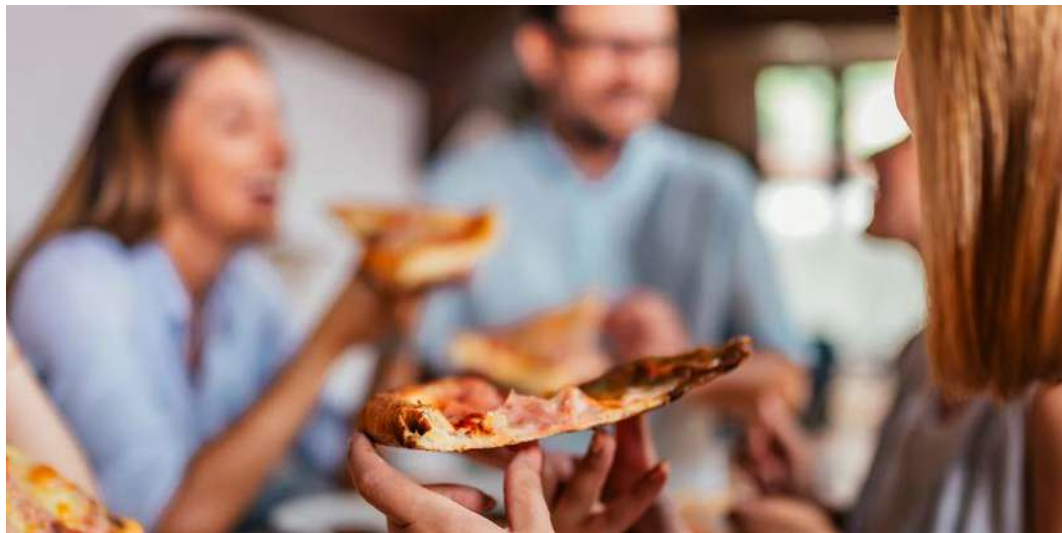
AMENITY ACCESS

RESTAURANTS

- 1 Persy's Place
- 2 Dunkin
- 3 Friendly's
- 4 Fireside Classic American Grille
- 5 Buddy's Pizza Pub
- 6 Subway
- 7 Lorenzo's Italian Restaurant
- 8 Burger King
- 9 Papa Gino's Pizzeria
- 10 Stoney's Pub & Pizza
- 11 D'Angelo
- 12 Jalens Cafe
- 13 Harry's Bar and Grille
- 14 Dave's Diner
- 15 Check In Thai Cuisine

HOTELS

- 1 Fairfield Inn & Suites Marriott
Raynham Middleborough/Plymouth
- 2 Holiday Inn Express & Suites Middleboro Raynham



THE <> GROVE

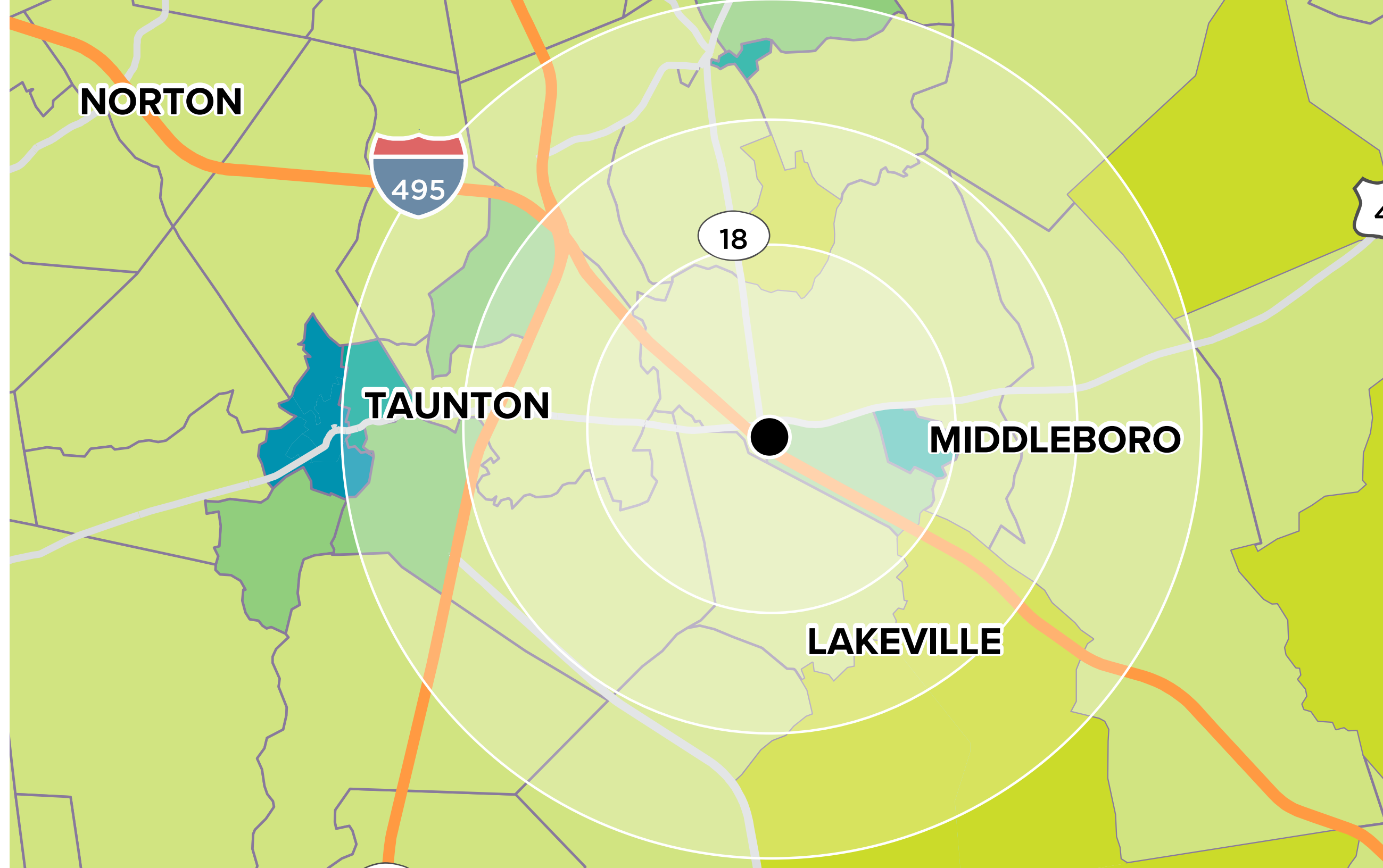
THE <> GROVE

THE < GROVE

ROBUST LABOR FORCE DEMOGRAPHICS

RADIUS	3 MILES	5 MILES	7 MILES
POPULATION	17,196	37,297	79,797
MEDIAN HOUSEHOLD INCOME	\$88,184	\$101,973	\$105,880
TOTAL BUSINESSES	937	1,443	2,796
TOTAL EMPLOYEES	10,129	17,840	36,006
INDUSTRIAL WORKFORCE	1,869	4,016	8,522

INDUSTRIAL WORKFORCE PER SQUARE MILE





THE < > GROVE

AT WEST GROVE STREET | MIDDLEBOROUGH MA

FOR MORE INFORMATION, PLEASE CONTACT:

PETE WHORISKEY 617 204 4138 pete.whoriskey@cushwake.com

PAUL LEONE 617 204 4127 paul.leone@cushwake.com

GEORGE O'CONNOR 617 279 4544 george.oconnor@cushwake.com

RACHEL IGOE 617 279 4547 rachel.igoe@cushwake.com

PHILIP VERRE 617 204 4124 philip.verre@cushwake.com

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.