

57 LITTLEFIELD STREET

AVON, MASSACHUSETTS

24

24

Ability to Subdivide

±36,245-294,969 SF
AVAILABLE

LITTLEFIELD
STREET

HARRISON BOULEVARD

MIDDLEBOROUGH / LAKEVILLE
COMMUTER RAIL LINE

High-Bay Warehouse Space With Adjacent Office

±36,245 - 294,969 SF Available

WESTBROOK
PARTNERS

CBRE

PROPERTY OVERVIEW

On behalf of Westbrook Partners, we are pleased to present the opportunity to lease up to $\pm 294,969$ SF of high-bay warehouse and additional office space at 57 Littlefield Street, a $\pm 383,225$ SF highly functional, big-box warehouse with 24' clear height. The building also provides a separate lobby and entrance for the office employees. 57 Littlefield Street is conveniently located less than two miles off Exit 19A on Route 24 and approximately five miles south of the Route 24/Interstate 93 interchange. The site benefits from an abundance of amenities along Route 24 including restaurants, hotels, daycare and other business services.



WITHIN 22 MILES
FROM BOSTON



40 LOADING DOCKS



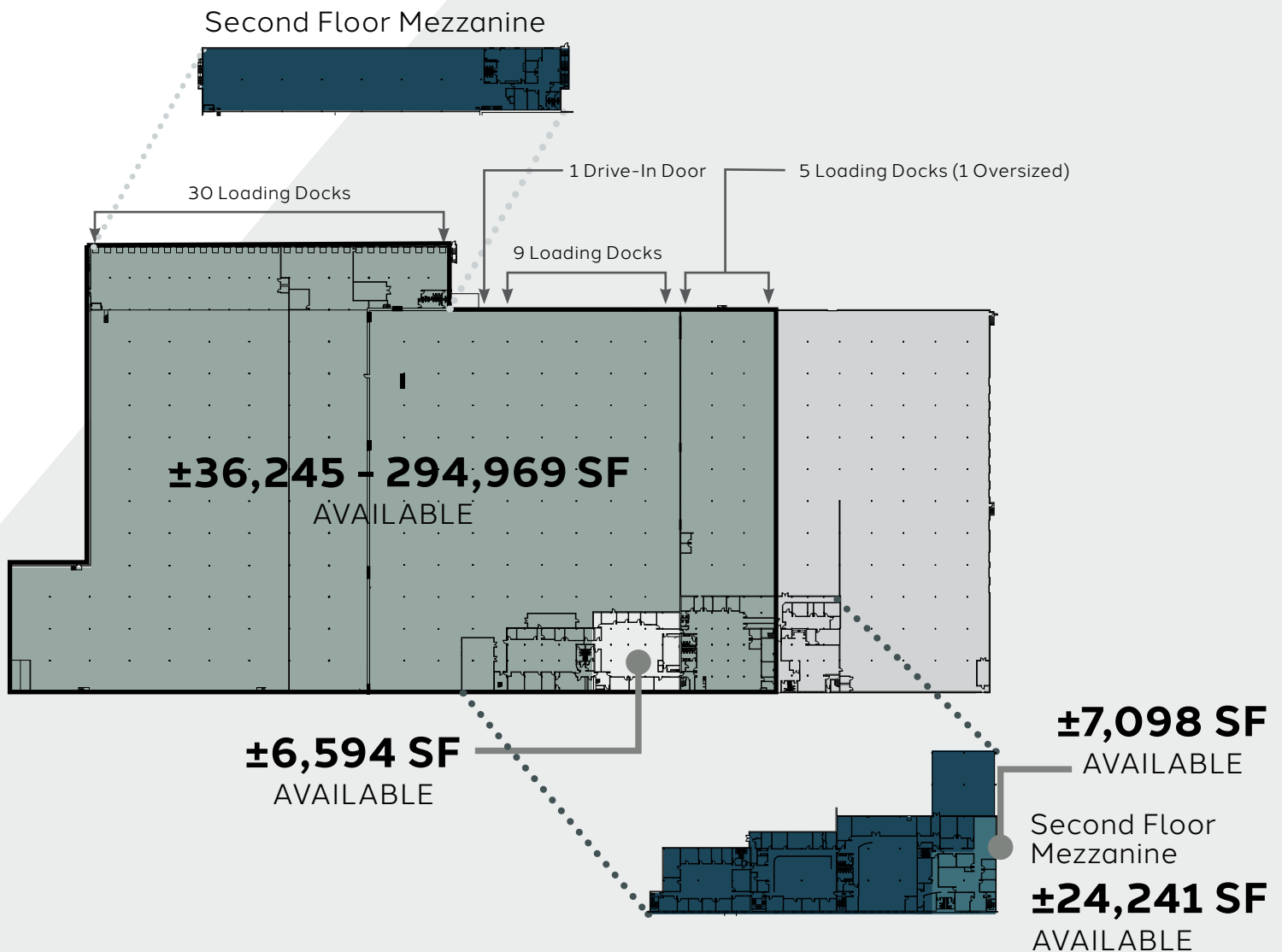
$\pm 36,245$ - $294,969$ SF
AVAILABLE

BUILDING SPECIFICATIONS

BUILDING SIZE	±383,225 SF
AVAILABLE	± 36,245-294,969 SF (subdivisible)
LAND AREA	±18.47 acres
YEAR BUILT/RENOVATED	1974/2008
PARKING	±0.40/1,000 SF
COLUMN SPACING	30' x 30'
CLEAR HEIGHT	24'
LOADING	40 Loading Docks 1 Drive-in door
POWER	3,200 amps, 480/277-volt, 3-phase, 4-wire (to be verified into the suite)
SPRINKLER	ESFR
ROOF	Single-ply EPDM membrane roof systems

FRAME	Steel frame
FOUNDATION	Concrete slab-on-grade
EXTERIOR	Concrete Masonry Unit (CMU) block construction
WINDOWS	Aluminum framed windows
ZONING	Industrial
HVAC	Warehouse is heated with gas-fired radiant heaters, and the office areas are heated and cooled by gas-fired packaged rooftop HVAC units
UTILITIES	Water/Sewer Town of Avon Sewer Private Septic Electricity National Grid Gas Columbia Gas of Massachusetts Fiber Comcast, Verizon

FLOOR PLAN

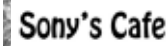
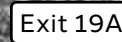


BRAINTREE

RANDOLPH

CANTON

STOUGHTON



57
LITTLEFIELD
STREET

TRAVEL DISTANCES

ROUTE 24	1.8 miles
INTERSTATE 93	6.5 miles
ROUTE 3	8.0 miles
INTERSTATE 95	8.3 miles
INTERSTATE 495	13.0 miles
BOSTON, MA	17.2 miles
LOGAN INTERNATIONAL AIRPORT	19.4 miles
PROVIDENCE, RI	33.7 miles

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