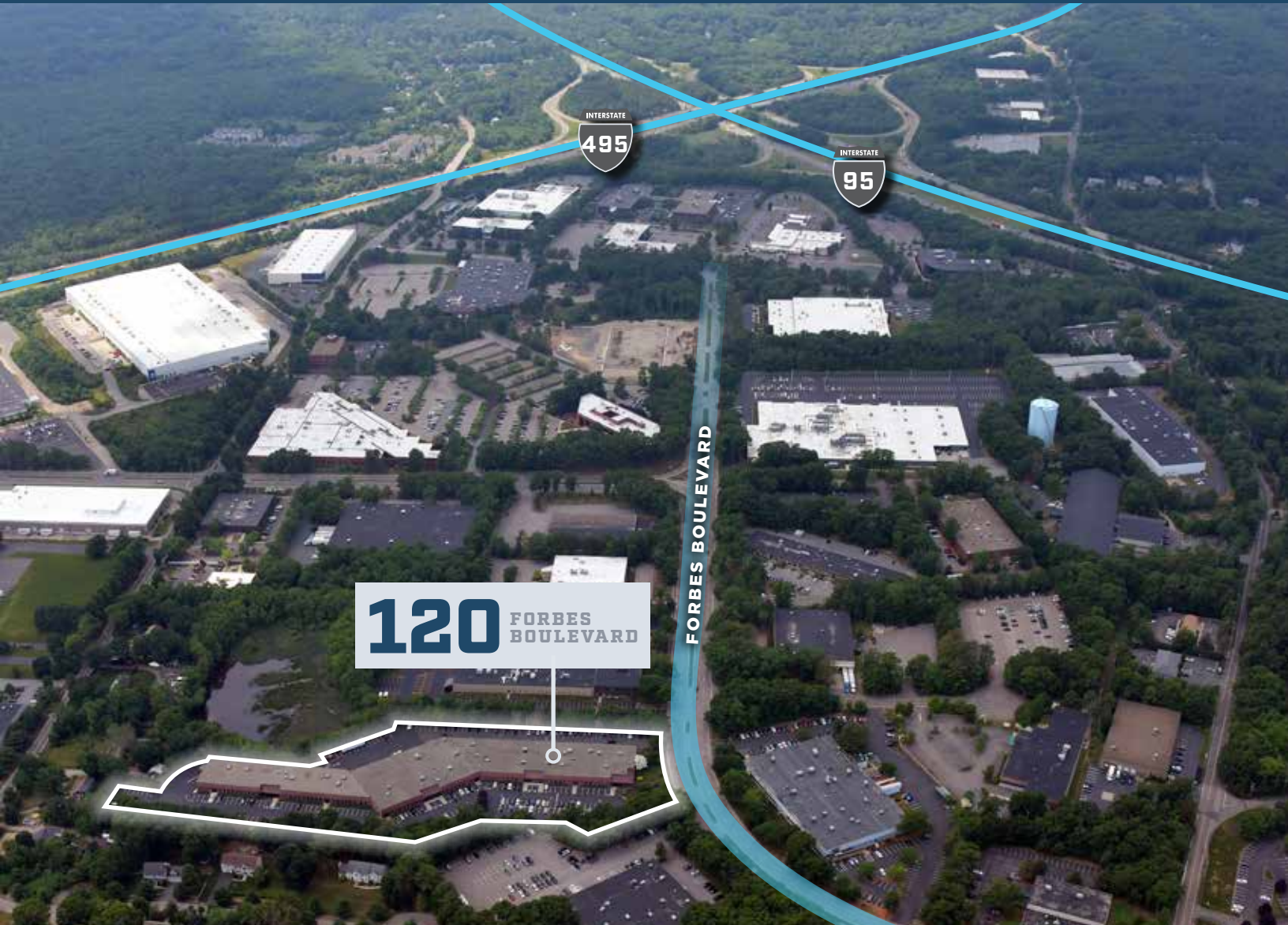


120

FORBES BOULEVARD

MANSFIELD, MA

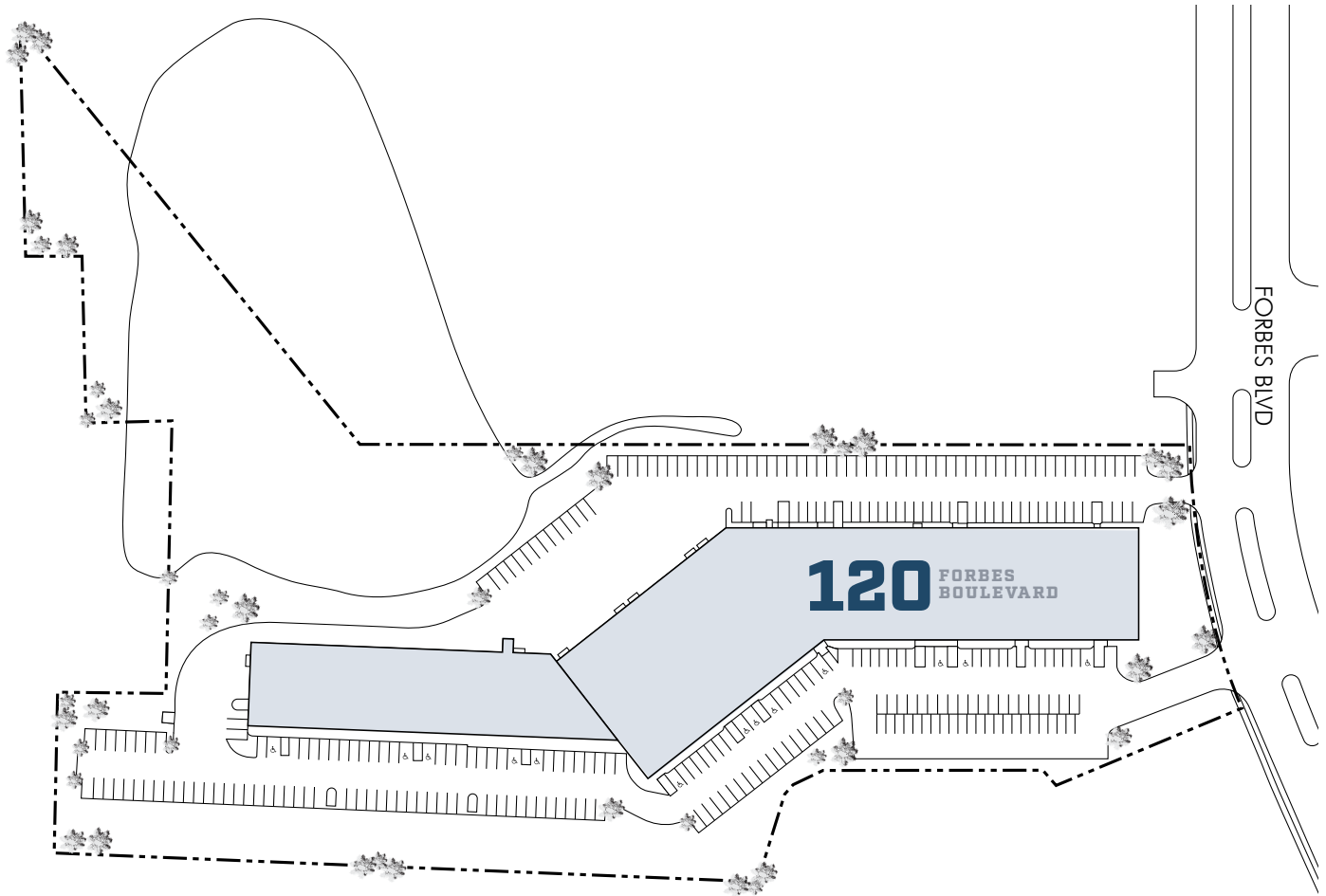
UP TO ±17,714 SF FLEX/R&D/LAB SPACE AVAILABLE



CLASS 10,000 CLEAN ROOM SPACE

LOCATED IN CABOT BUSINESS PARK

BUILDING SPECIFICATIONS



Building Size	±81,596 SF
Availability	±8,994 - 17,714 SF
Suite 1	±8,994 SF - Available November 2022
Suite 2	±8,720 SF - Available Immediately
Clean Rooms	Three (3) class 10,000 clean rooms in Suite 1
Site Area	±8.70 Acres
Clear Height	16'
Column Spacing	35' x 45'
Year Built / Renovated	1986
Parking	297 spaces (3.64/1,000 SF)
Construction	Single story Masonry construction. Concrete slab-on-grade with perimeter and interior footings under load bearing structures.
Roof	Flat, ballasted, single-ply thermoset membrane; mechanically-fastened (1999)
HVAC	Roof-mounted, gas-fired combination units
Electrical	2,000 amps, 480/277 volt, 3-phase (full building)
Fire Life Safety	Wet Sprinkler
Utilities	
Water/Sewer	Town of Mansfield
Gas	Eversource
Electric	Mansfield Municipal Electric

FLOOR PLAN

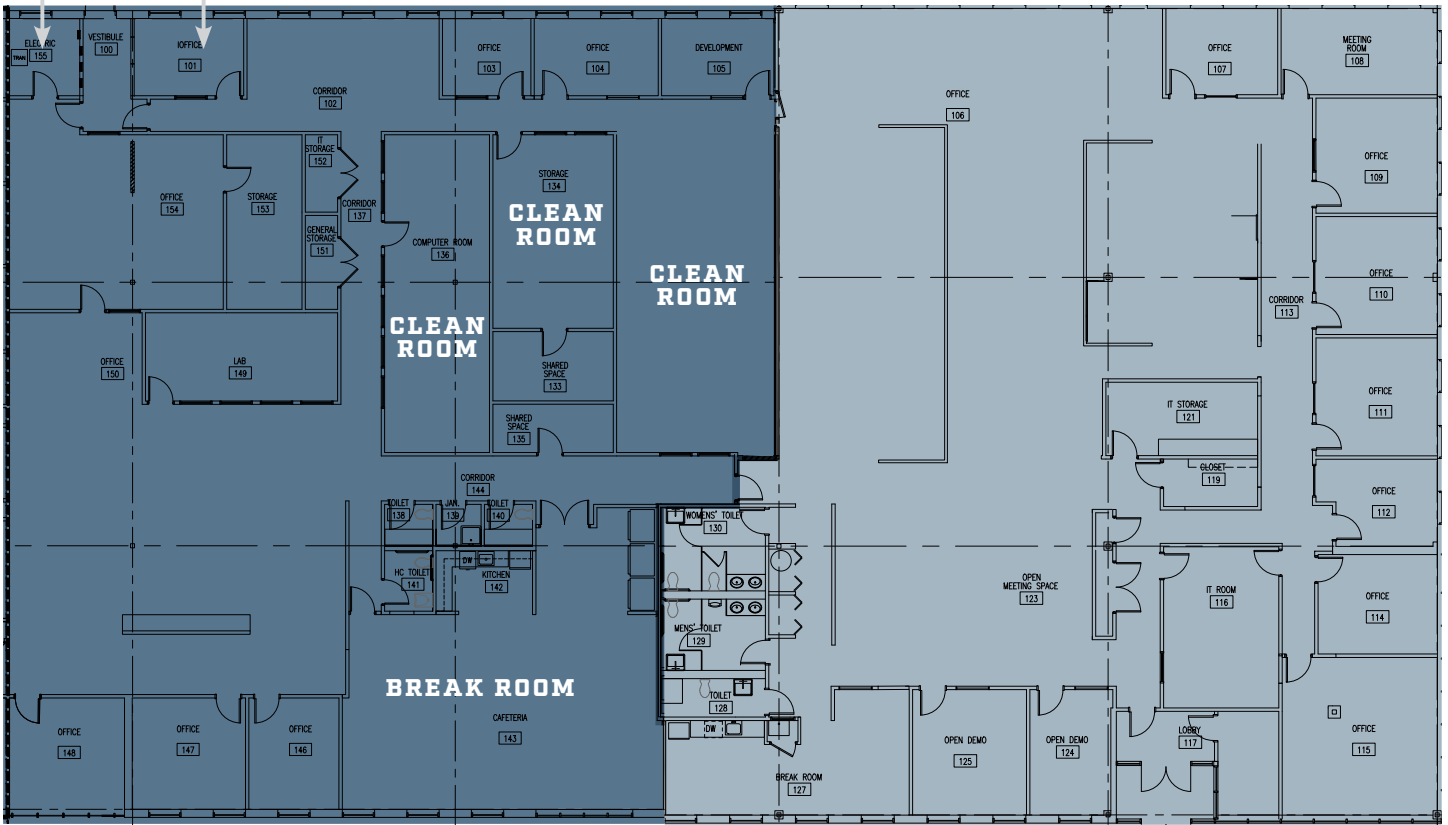
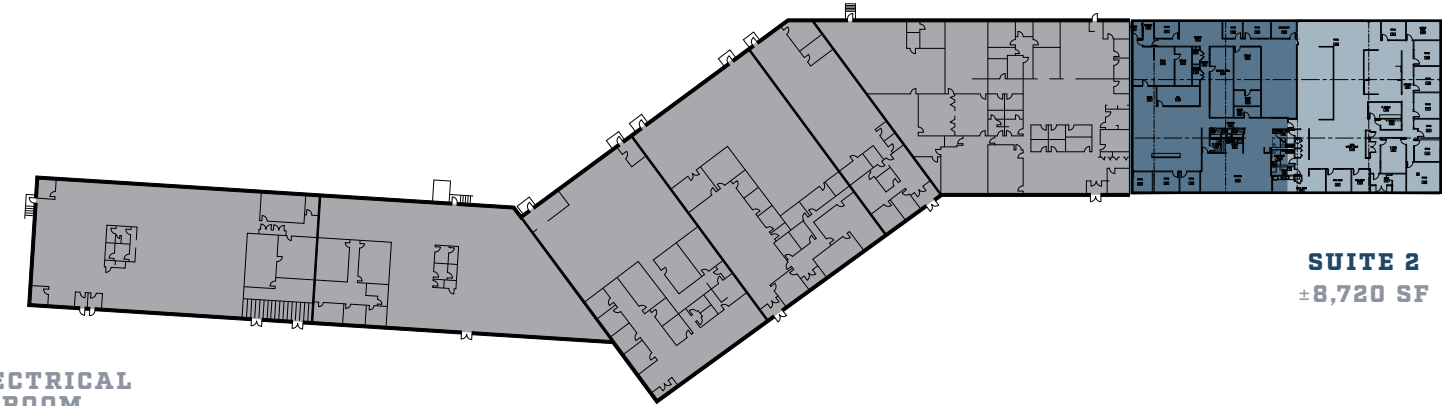
UP TO 17,714 SF AVAILABLE

SUITE 1
±8,994 SF

SUITE 2
±8,720 SF

ELECTRICAL ROOM

AIR COMPRESSOR



SUITE 1
±8,994 SF

SUITE 2
±8,720 SF



THREE CLASS 10,000 CLEANROOMS WITH HUMIDITY CONTROL



PIPED FOR NITROGEN & COMPRESSED AIR LINES

INTERSTATE 95 0.9 MILES
 INTERSTATE 495 1.0 MILE
 ROUTE 24 10.8 MILES
 PROVIDENCE, RI 19.5 MILES
 DOWNTOWN BOSTON 27.5 MILES



CABOT BUSINESS PARK

Consistently regarded as one of the highest performing and most sought after business parks in Massachusetts, Cabot Business Park spans 900 acres and totals 5.9 million SF. Strategically located at the nexus of Interstate 95 and Interstate 495 at Route 140, the park is situated halfway between downtown Boston and Providence, Rhode Island – accessible via the nearby MBTA commuter rail station as well as greater Boston’s most traveled interstates. Cabot Business Park is also located within close proximity to Route 128 and the Mass Pike, further exemplifying its unmatched accessibility throughout greater Boston and beyond.

The park features an impressive blue-chip tenant roster, and is owned by a variety of institutions which are attracted by the unparalleled immediate access to Interstate 95 and Interstate 495. Corporate neighbors include Integra, Smith & Nephew, NECI, Samsonite, Amazon, TriMark, AmerisourceBergen, MW LifeSciences, Cardinal Health, NextPhase Medical Devices, Emerson, Medtronic, Roche Brothers, S.G. Torrice, Kuehne & Nagel, Walgreens, Toyota and many more.

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