



DISCOVER

**CABOT BUSINESS PARK**

OPPORTUNITIES



# ABOUT CABOT BUSINESS PARK

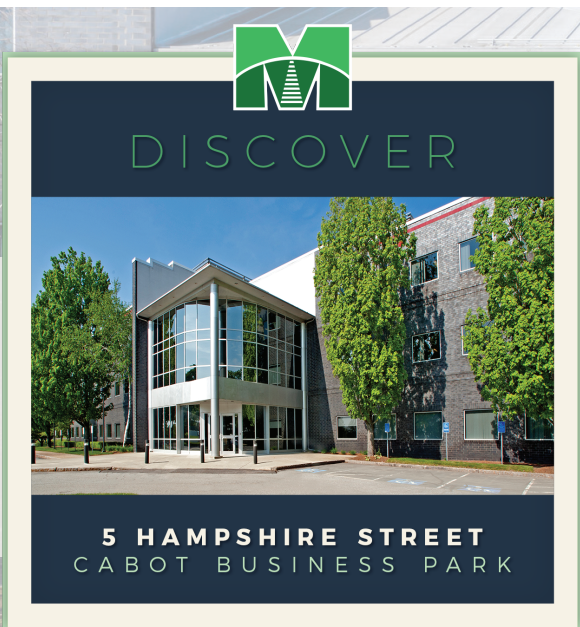


## CABOT BUSINESS PARK: A TRUE MANSFIELD MEGA-CENTER FOR BUSINESS

**Cabot Business Park** features an elaborate, **850-acre campus-style industrial park**, which serves as headquarters for a multitude of big brand players within the local, national, and international arenas. **Masterfully planned, Cabot Business Park relies on Mansfield's strong infrastructure**, including its ample water and sewer capacity, fiber optic network, low electric rates, efficient permitting – **all in an ideal location to access a highly educated workforce and substantial customer base.**

Located just **35 miles south of Boston** and **25 miles north of Providence**, Mansfield is an ideal location for companies

seeking the **perfect home for a corporate headquarters.** Situated within minutes of **I-495, I-95, Rt. 140, and Rt. 123**, Mansfield is also equipped with its own **airport** and **commuter rail MBTA station**, offering easy accessibility with unlimited opportunities for travel to and from the community. From **its own Electric Department** that maintains some of the lowest power rates in the Commonwealth, its strong and **top-rated school system**, to its consistent rankings as a **top place to work and live**, it is clear to see why so many choose Mansfield as the place to build a life, career, and business.



**5 Hampshire Street** in Mansfield is a first-class office building located within the master-planned Cabot Business Park at the intersection of interstates I-95 & I-495. The **83,868 SF three-story office building** provides a first class office experience while offering excellent on/off highway access and easy accessibility from any location in the Greater Boston, Providence and Worcester areas. Nearby amenities include a variety of restaurants, retail, child care, fitness centers, and four hotels.





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**100 HAMPSHIRE STREET**  
CABOT BUSINESS PARK

Discover **100 Hampshire Street**, the premier flex building in the market. The **125,000 square foot** building in sub-dividable and can accommodate any number of uses and users. With over **500 parking spaces**, **four loading docks** and **one drive-in door** the building can support high-density users and manufacturers. Cabot Park is home to a number of medical device and technology companies including Medtronic, Cardinal Health, Integra Life Science, Smith & Nephew, Teleflex Medical and Emerson Automation.

Location, Location, Location! **560 West Street** in Mansfield, MA offer exceptional opportunities! This is a 5-Star Industrial Distribution Space and a Former Amazon Distribution Center with **350,000 SF available**. Estimated Rent is \$10-\$12/SF. There are 65 Exterior Docks with Levelers; 37' clear height; and Column Spacing: 47' W x 54' D.



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**560 WEST STREET**  
CABOT BUSINESS PARK

Discover **575 West Street** in Mansfield, MA. This 4 Star Flex Light Distribution Center has **4,197 – 11,288 SF available in its 1st Floor** and **13,268 SF available on this 2nd Floor**. Estimated Rent is \$17-\$20/SF. There are 3 Exterior Docks; and the Building Includes Conference Services and a Corporate Cafeteria.

**Current Tenants** include Samsonite International, SA; Waypoint; Hallam Assocs. Inc; Advantage Solutions.



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**575 WEST STREET**  
CABOT BUSINESS PARK

If you're seeking a great location for your business, consider Mansfield, MA, perfectly situated within 40 minutes of TF Green Airport and within less than 45 minutes to Boston's Logan International Airport. **603 West Street** is a 3-Star office space located in the Cabot Business Park and has **5,230 SF available on its 3rd Floor**. Estimated Rent is \$21.50/SF. **Current Tenants:** eClinical Solutions; OneBeacon Insurance; Dish Wireless.



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**603 WEST STREET**  
CABOT BUSINESS PARK





## CONTACT

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