



**Clemco Offers:
396 West St., Mansfield**

- 6 Acre Parcel
- 30,000-50,000 S.F. buildout
- Triple Net Lease
- \$25-\$35/SF/year
- Industrial Use
- Tenant Build-out
- Possibly Split Lot

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396 West St. Parcel:

- Vacant Land for Development adjacent to Retail Plaza
- Retail Center with Home Depot, Shaws, Staples, and Longhorn
- Parcel is on Rt. 140 only 1 mile between Rt. 495 and Rt. 95
- Parcel is located ½ mile from Cabot Industrial Park with 2 million sq. ft. of space
- Town Water & Town Sewer in place for build-out
- Ideal location for new development along Rt. 140 corridor of Mansfield