

Transportation Hub, Warehouse Distribution, and Tractor-Trailer/Container Storage Facility

For Lease - 1 Reisner Way, Clinton MA 01510

1 Reisner Way offers an ideal location and immense capacity within a fully gated facility suitable for a wide range of distribution and storage businesses. This property is centrally located in Clinton Massachusetts near the major North-South and East-West highways (I-495, I-290, I-190, I-90 Mass Turnpike, and Routes 2, 9, and 146). This convenient location is within 45 minutes of Boston MA (Logan Airport/Port of Boston), Worcester MA (Port of Worcester), Providence RI, Manchester NH, and Hartford CT.

Completely paved or graded, this 13-acre property can accommodate rail and truck transportation, heavy equipment, and bulk material storage. In addition to the parking, storage, and loading capacity, the property features direct access to a CSX Serviced Rail Line. CSX is a leading supplier of rail-based freight transportation in North America. The acreage comprises two adjacent sites that can be leased together in their entirety or separately.

13-Acre Property Details



- Industrial zoning
- Staging for 20+ cars on CSX Rail Spur
- Private Rail Scale
- 1000-foot Private Spur off of CSX Rail Line
- Exterior Storage for Containers and Trailers
- Move in condition for immediate occupancy
- Gated facility
- Heavy power with Surge Limiting
- Oil Heating, City Water, and Sewer
- 10,000-gallon underground diesel fuel tank
- Dedicated truck road entrance
- Inbound and Outbound Truck Scales and Scale House

Warehouse, Garage, and Container/Trailer Storage



- 36,000 square foot 1-story Warehouse
 - 5 loading docks and 3 drive-in doors
 - Interior Warehouse Office featuring Scale with digital readout
 - 14-foot – 18-foot Ceiling Heights
 - Fork truck ramps
 - 2400 square foot Office and Break Room
 - Updated lighting
 - Private Employee Restrooms
- 45 spaces for 53-foot trailer parking
- 3500 square foot, 4-bay truck or heavy equipment Garage
- Direct access to CSX Rail Line
- 2-story Scale House with interior digital readout for Inbound and Outbound Truck Scales and for built-in Scale on CSX Rail Line

Scale House, Garage, and Warehouse



Inbound and Outbound Truck Scales and Scale House



Warehouse Scales and Office



Warehouse Interior



Warehouse Interior Loading Docks



Exterior Loading Docks



Exterior Loading Docks



Warehouse Annex



528 Water Street: 4-acre site with one building and private Truck Entrance



- 32 spaces for 53-foot trailer parking
- 20 spaces for box truck parking
- 2500 square foot Autobody Shop
- Direct access to CSX Rail Line with built-in Scale

528 Water Street Parking Area



Price List upon request.

Offered By:

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