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Equity Industrial Partners expands industrial capacity at 600 N. Bedford

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East Bridgewater, MA Equity Industrial Partners (EIP), a fully integrated, New England-based developer and operator of industrial and office assets, has completed a major infrastructure upgrade at 600 N. Bedford St. The project involved raising the roof of a 44,100 s/f section of a 297,086 s/f industrial complex, increasing the facility's clear height by 12 ft. to accommodate modern warehousing and logistics operations.

As the demand for high-bay warehouse space continues to grow, property owners are seeking solutions to maximize existing infrastructure rather than undertaking new construction. Originally designed for manufacturing, the facility had a 16-ft. clear height, which limited its capacity for

modern distribution and storage operations. The decision to increase vertical space rather than expand outward reflects a broader industry trend toward sustainable and cost-effective property enhancements.

“This project was essential to optimizing the property for today’s industrial market,” said Jim Knight, director of facilities at Equity Industrial Partners. “By adapting existing structures to meet modern needs, we are improving operational efficiency while contributing to the economic growth of East Bridgewater.”

To complete the project, EIP partnered with LIFTEX, a company specializing in commercial building expansion via roof-raising solutions. The scope of work included:

- Structural engineering and steel fabrication;
- A 12’3” roof lift, achieving 28’+ clear height.

In addition to the roof lift, EIP also had the following updated:

- Sprinkler system modifications;
- Installation of insulated metal panel enclosures;
- New loading dock doors and racking systems.

The project was executed over four months, with the roof raising completed within two site days at the 2.5-month mark by LIFTEX. Despite the complexities of working within a tenant rented industrial space, the upgrade was completed on schedule with minimal disruption to operations.

The completion of this project underscores the importance of adapting existing infrastructure to meet modern demands. Industrial property enhancements like this contribute to the economic growth of the town by ensuring that local facilities remain competitive and attractive to tenants in the logistics and warehousing sectors.

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