



80 INDUSTRIAL WAY

80 REAR INDUSTRIAL WAY

42 REAR INDUSTRIAL WAY

65 INDUSTRIAL WAY

42 INDUSTRIAL WAY

1 PROGRESS WAY

844 WOBURN STREET

21 INDUSTRIAL WAY

BOSTON INFILL INDUSTRIAL PORTFOLIO

8 BUILDINGS | 687,000 SF

INVESTMENT OVERVIEW

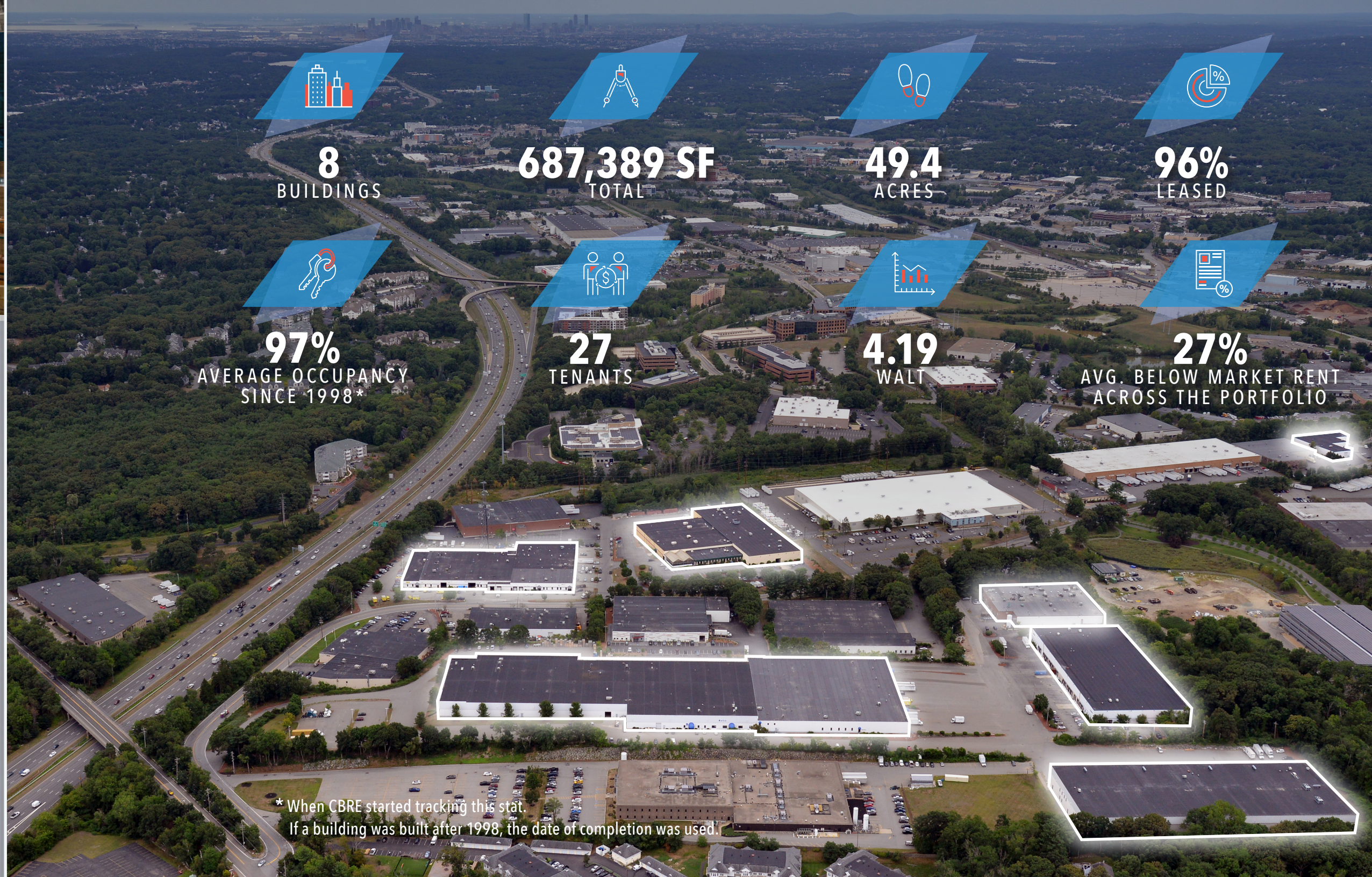


As exclusive listing agent, CBRE Boston Capital Markets ("CBRE") is pleased to offer for sale The Boston Infill Industrial Portfolio which consists of 21, 42, 42 Rear, 65, 80 and 80 Rear Industrial Way, 1 Progress Way and 844 Woburn Street located in Wilmington, Massachusetts (together, the "Portfolio" or the "Boston Infill Industrial Portfolio"). The Portfolio offers a combined 49.4 Acres of land, totaling 687,389 SF across eight assets, and is currently 96% occupied to 27 tenants with a weighted average remaining lease term of 4.19 years. Name brand tenants Crate & Barrel, Energy Sciences (Iwasaki Electric Co. LTD), S.G. Torrice, the GSA, and JFC International (Kikkoman) anchor the Portfolio occupying approximately 35% of the square footage. With in-place rents currently 27% below market, and roughly 50% of the leases rolling in the first four years, investors are offered a rare opportunity to significantly increase value throughout the Portfolio early in the hold period.

The Boston Infill Industrial Portfolio offers an ideal location within a well-established industrial cluster, with direct visibility off Interstate 93 at Exit 38, just 5 miles from Interstate 95/128, and 15 miles from both Downtown Boston and Interstate 495, providing seamless access to all of Greater Boston's major highway systems and population hubs. The Portfolio's location within the metro north industrial market offers easy access to a highly skilled labor force from Boston to Southern New Hampshire, and from the North Shore and Western suburbs.

Boasting a superior location and market leading building specifications, the Portfolio is well-positioned to cater to tenants looking for premier industrial space with adjacency to Boston. The Portfolio features extensive loading, optimal clear heights, and minimal office space, all of which are desired by today's industrial users.

The Portfolio is being offered "as is" without a formal asking price and free and clear of existing debt. Once qualified investors have had an opportunity to thoroughly review the Offering Memorandum, CBRE will schedule a "call for offers".



* When CBRE started tracking this stat. If a building was built after 1998, the date of completion was used.

PORTFOLIO SUMMARY

BUILDING ADDRESS	SF	% LEASED	WALT (YEARS)*	# OF TENANTS	CLEAR HEIGHT	DOCK DOOR RATIO
21 Industrial Way	17,420	100%	2.6	1	20'0"	1.0/4,355 SF
42 Industrial Way	52,000**	100%	7.3	1	18'2"	1.0/26,000 SF
42 Rear Industrial Way	72,500	100%	0.5	1	25'8"	1.0/4,028 SF
65 Industrial Way	89,357	100%	1.6	9	16'0"	1.0/5,256 SF
80 Industrial Way	211,966	86%	7.1	7	18'6"-23'2"	1.0/5,578 SF
80 Rear Industrial Way	80,220	100%	4.1	3	33'0"	1.0/2,865 SF
844 Woburn Street	61,436	100%	1.2	3	23'2"	1.0/5,120 SF
1 Progress Way	102,490	100%	4.1	2	23'6"-24'8"	1.0/7,321 SF
TOTAL	687,389	95.6%	4.19	27		

* WALT does not include the tenancy-at-will contracts.

** Tenant had built out the finished mezzanine so SF is greater than 52,000 SF but has not been remeasured.

MAJOR TENANT SUMMARY

TENANT	BUILDING	SF	% OF BLDG.	% OF PORTFOLIO	LED	RENT/ SF
3 Step Sports, LLC	21 Industrial Way	17,420	100.0%	2.5%	7/31/2023	\$10.70
Energy Sciences	42 Industrial Way	52,000*	100.0%	7.6%	4/30/2028	\$8.75
Crate & Barrel	42 Rear Industrial Way	72,500	100.0%	10.5%	6/30/2021	\$6.35
Valley Green, Inc.	65 Industrial Way	14,200	17.1%	2.1%	2/29/2024	\$8.50
Service Master	65 Industrial Way	12,380	14.9%	1.8%	11/2/2021	\$7.58
S.G. Torrice Co., Inc.	80 Industrial Way	87,016	32.6%	12.7%	2/28/2029	\$8.25
Altro USA, Inc.	80 Industrial Way	46,325	17.4%	6.7%	10/30/2022	\$8.29
JFC International, Inc.	80 Rear Industrial Way	25,540	31.8%	3.7%	3/31/2028	\$10.00
Action Ambulance Service	844 Woburn Street	26,576	43.3%	3.9%	8/1/2021	\$7.95
American Florist Supply	1 Progress Way	52,540	51.3%	7.6%	5/31/2025	\$10.35
GSA	1 Progress Way	49,950	48.7%	7.3%	8/24/2024	\$14.91
TOTAL		456,447		66%		

* Tenant had built out the finished mezzanine so SF is greater than 52,000 SF but has not been remeasured.



80 INDUSTRIAL WAY



42 REAR INDUSTRIAL WAY



CRITICAL MASS
INDUSTRIAL PORTFOLIO



SECURE IN-PLACE CASH FLOW
WITH SIGNIFICANT UPSIDE



TOP-TIER BUILDING
SPECIFICATIONS



PRIME LOCATION: SUPREME
LOGISTICAL CONNECTIVITY
THROUGHOUT THE NORTHEAST



UNMATCHED ACCESS TO
POPULATION HUBS



EXCEPTIONAL MARKET
FUNDAMENTALS



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8 BUILDINGS | 687,000 SF

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