

# HIGH-BAY WAREHOUSE SPACE AVAILABLE

±32,746 SF

ONE TECHNOLOGY DRIVE
PEABODY, MA



## HIGH-BAY WAREHOUSE SPACE AVAILABLE

±32,746 SF





### PROPERTY OVERVIEW

CBRE/New England is pleased to present a premier high-bay freezer/cooler warehouse and distribution asset in the Metro North market. Currently occupied by US Foods and equipped as a full-service food distribution center, the building puts an owner/user in a uniquely self-sufficient position to run their entire operation out of one location. A few of the building's attributes include: a multi-zone freezer, cooler and dry warehouse space and efficient 8' x 8' loading docks. The facility is located less than a mile from Interstate 95 and is 30 minutes from Boston.



### **BUILDING SPECIFICATIONS**

+ Total Building SF: ±188,000 SF

- 1st Floor Office: ±500 SF

- High-Bay Warehouse: ±32,746 SF

+ Land Area: ±13 acres

+ Year Built: 1982

+ Parking: 190 open spots

+ **Stories:** Single-story warehouse with mezzanine office level

+ Ceiling Heights: 25-27

+ Sprinklers: 100% ESFR

+ Tailboard Loading Docks: 30 total, 8' x 8'

+ **Drive-in Doors:** Five total, 18' x 12', energy-efficient, self-closing Rytec roll-up doors

+ Utilities: City of Peabody water and sewer

+ Construction: Steel

+ **Power:** One feed from pad-mounted transformer (2,000 Amps, 277/48 Volt, 3 phase, 4 wire)

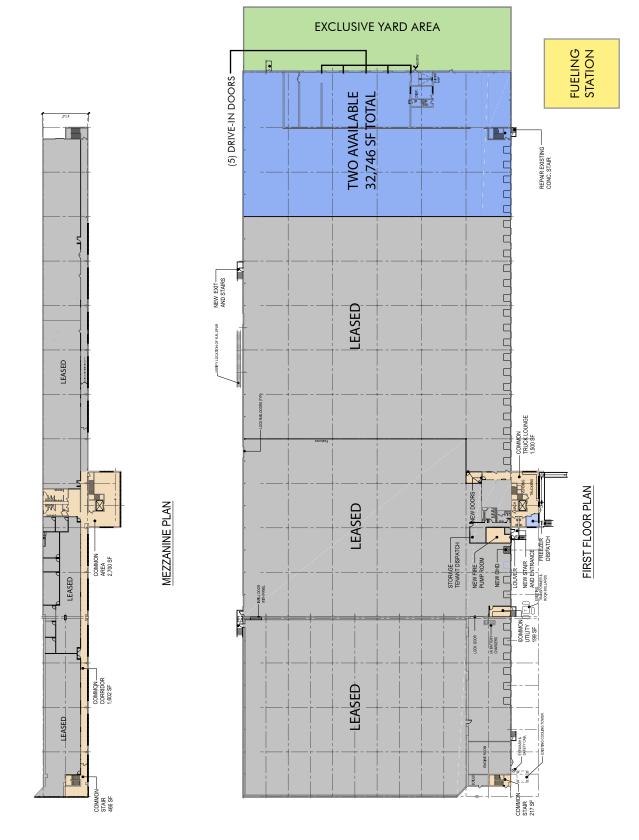
+ Roof: Butler

+ Zoning: IP (Industrial)

+ **Fueling Station:** 12,000-gallon, fiberglass, underground, double-walled tank with canopy

+ **Lighting:** High-pressure sodium/metal halide lights





# HIGH-BAY WAREHOUSE SPACE AVAILABLE

±32,746 SF





### **CONTACT US**

#### MARK REARDON

Executive Vice President/Partner +1 617 912 7046 mark.reardon@cbre-ne.com

#### **BENJAMIN ROOPENIAN**

Senior Associate +1 617 912 6972 benjamin.roopenian@cbre-ne.com

© 2017 CB Richard Ellis – N.E. Partners, LP. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

CBRE | New England