



EXCLUSIVE YARD AREA

**HIGH-BAY
SPACE AVAILABLE**

32,746 SF

(with 12,000 gallon
fuel station)

ONE TECHNOLOGY DRIVE



HIGH-BAY WAREHOUSE SPACE AVAILABLE

±32,746 SF

ONE TECHNOLOGY DRIVE

PEABODY, MA

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CBRE | New England

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

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