

INVESTMENT OPPORTUNITY

J. POLEP DISTRIBUTION FACILITIES

CHICOPEE, MA 01013

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No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other considerations, withdrawal without notice, and to any special listing condition imposed by our principals.

EXECUTIVE SUMMARY

Summary

On behalf of National Convenience Distributors, LLC, (dba J. Polep Distribution Services and Harold Levinson Associates), Kelleher & Sadowsky, and Racanelli, Becker & Associates, LLC, we are pleased to offer a sale and leaseback opportunity of ±395,000SF of industrial space in Chicopee, Massachusetts. The portfolio includes seven (7) existing warehouse/distribution facilities, and an additional 5.60 acre land site prime for future development, outside storage or expansion of existing facilities.

About J. Polep

Servicing New England and beyond, the Polep family has been in the distribution business for more than 110 years, currently employing more than ±600 people. The original company, Polep Tobacco Company, was founded by Charles Polep in 1898 in Salem, Massachusetts. Over the past several years, Polep has acquired numerous companies, expanded product lines, and added programs and value added services to better service the convenience store retailer. This investment opportunity will provide a buyer with a long-term, stable yield with a credit worthy tenant and industry leader.

Location

The properties are very well located in Chicopee, Massachusetts at a crossroads of many major highway systems, including Routes 90, 91 and 391. This superb high access provides businesses with a premium commercial corridor to service all of New England, as well as New York, with great efficiency. Chicopee also has a municipal electric company, which allows pricing substantially better than larger commercial utilities in the area and the ability to deliver higher end customer service, which is far more favorable to real estate owners and tenants in the market. Chicopee's location and business friendly approach make this a prime real estate market in New England.



285 McKinstry Avenue

±94,237 SF

Meadow Street

705 Meadow Street: ±147,840 SF

725 Meadow Street: ±29,678 SF

739 Meadow Street: ±61,662 SF

751 Meadow Street: ±3,474 SF

1045 Sheridan Street

±59,545 SF

TOTAL BUILDING SF:

±395,000 SF

TOTAL ACERAGE:

±24.57 Acres

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OFFERING SUMMARY



Timing

The Seller is looking for a predictable sale, while also allowing the market to dictate pricing. Therefore, we will review all offers within a reasonable period of time.

Lease-Back Structure

- Base Rental Rate
- Initial Lease Term
- Extension Option(s) with proposed Rent & Notification Dates

Kelleher & Sadowsky Associates, Inc. and Racanelli, Becker & Associates, LLC thank you again for your interest in this site. We look forward to receiving all offers and working together on a potential transaction. We request that all Offers to Purchase be submitted, in writing, to the Kelleher & Sadowsky Associates, Inc. office at 120 Front Street, Suite 210 in Worcester, Massachusetts.

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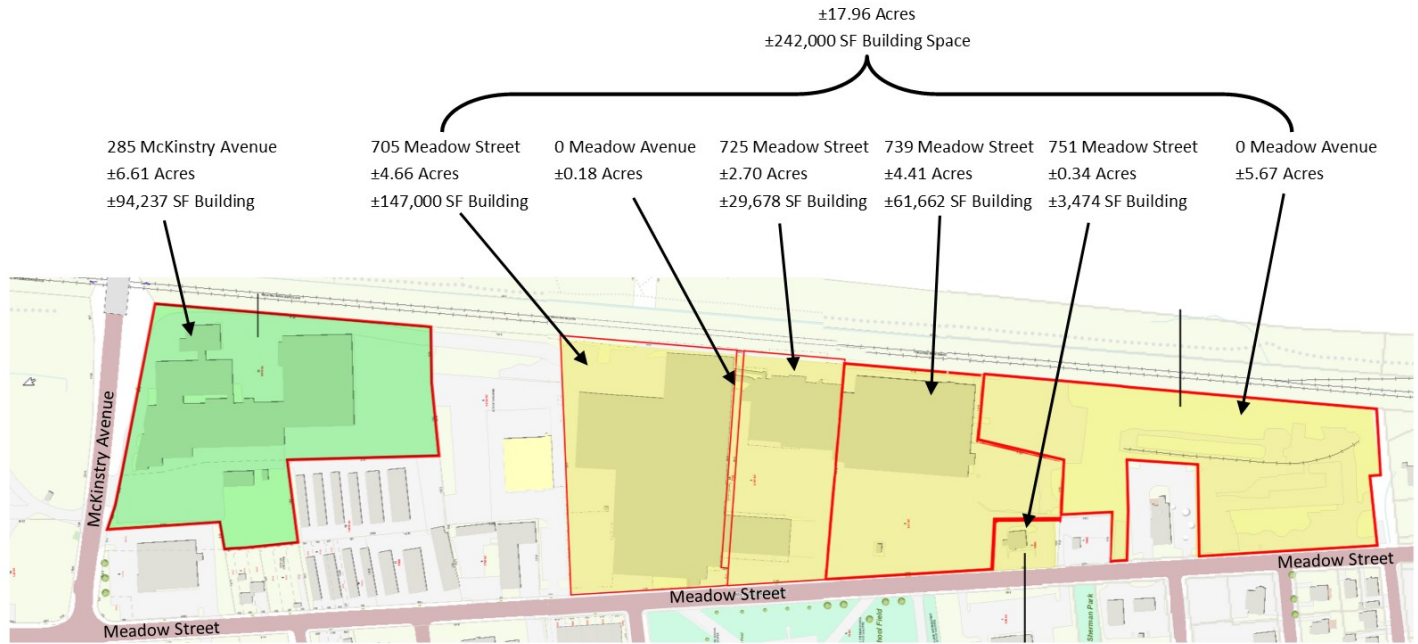
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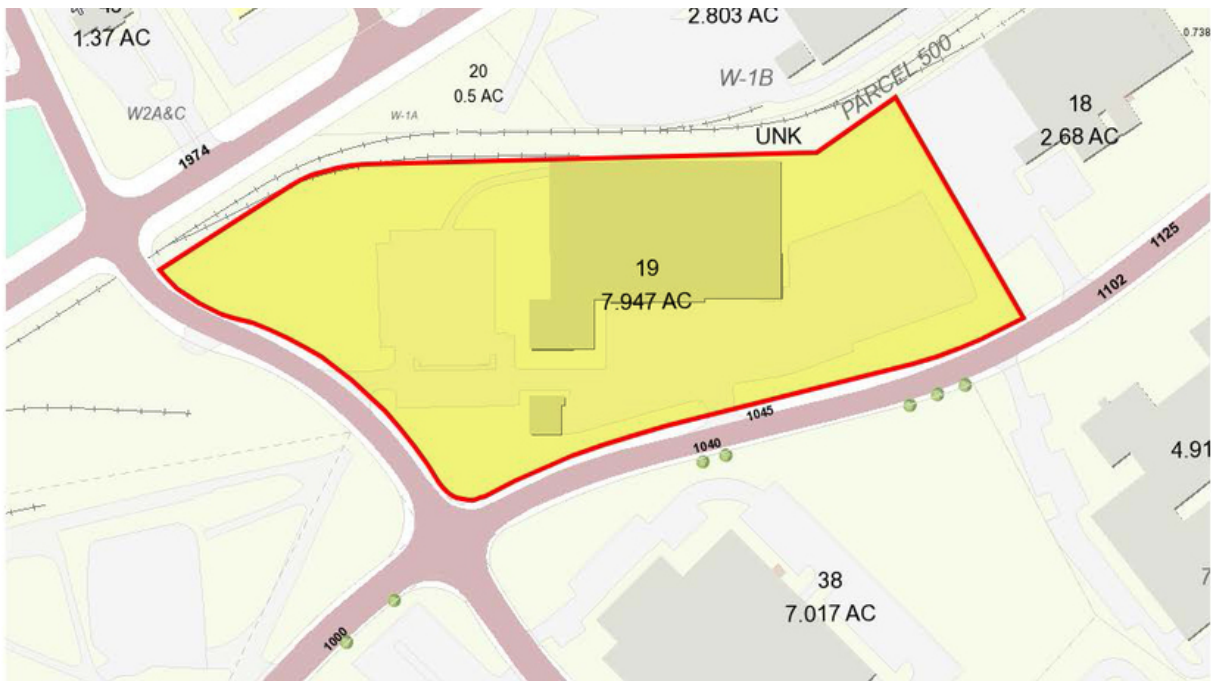
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PLOT PLANS - MCKINSTRY AVENUE & MEADOW STREET



285 McKinstry Avenue & Meadow Street Distribution Facilities



1045 Sheridan Street

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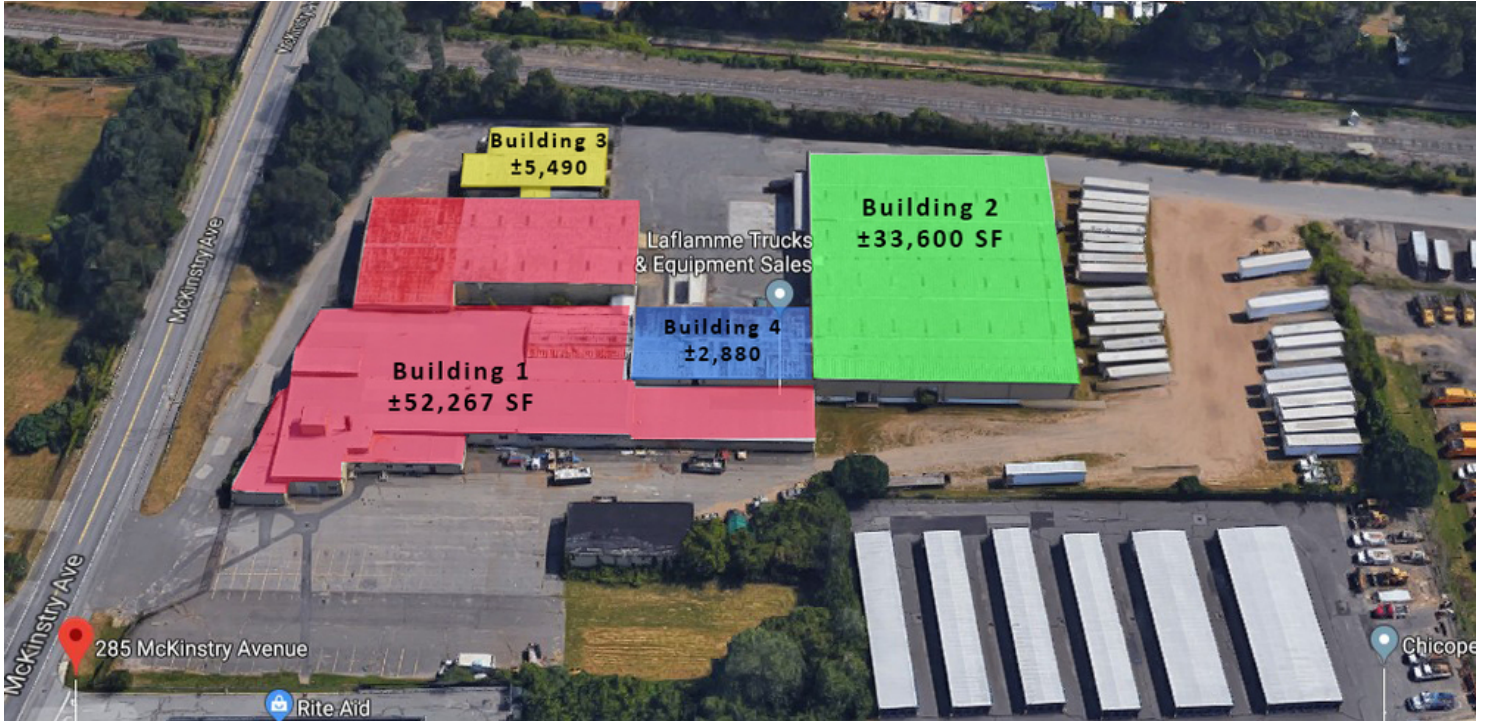
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AERIAL VIEW - MCKINSTRY AVENUE & MEADOW STREET



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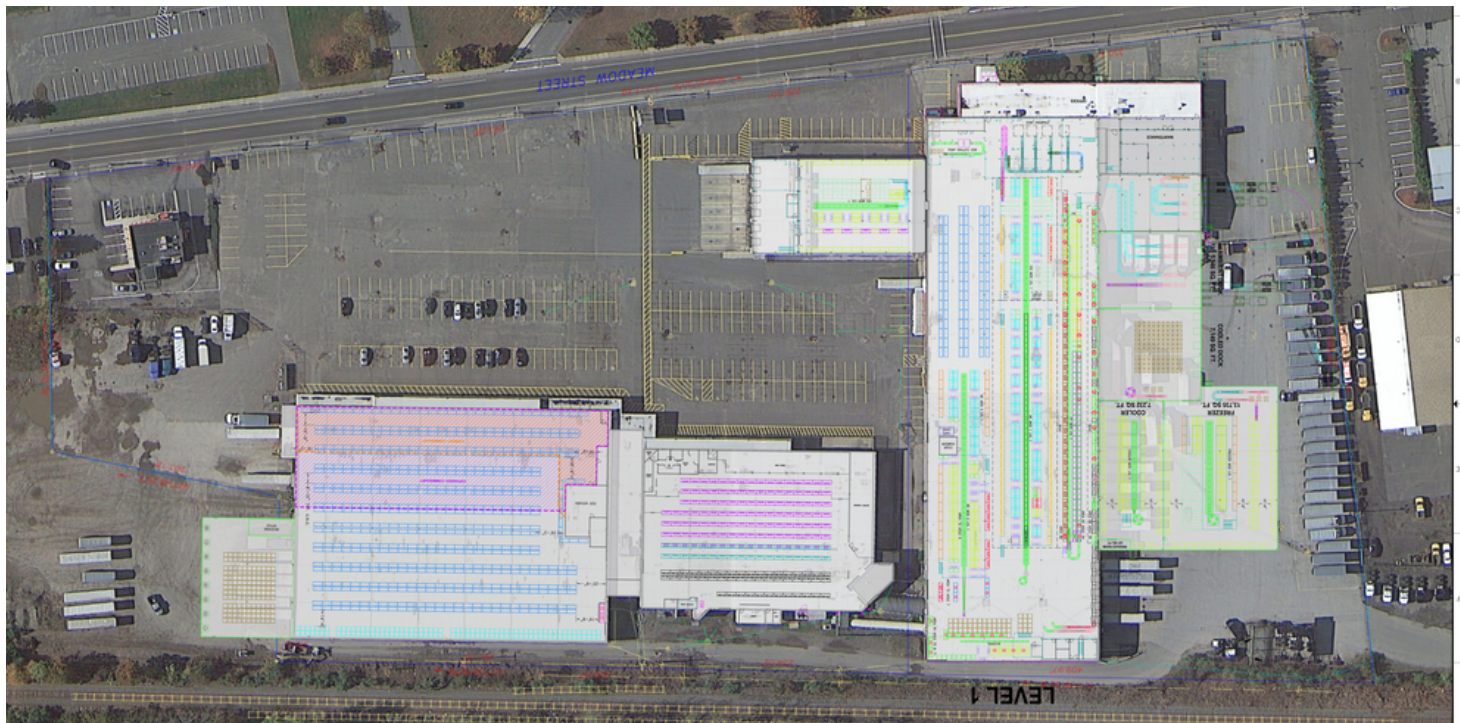
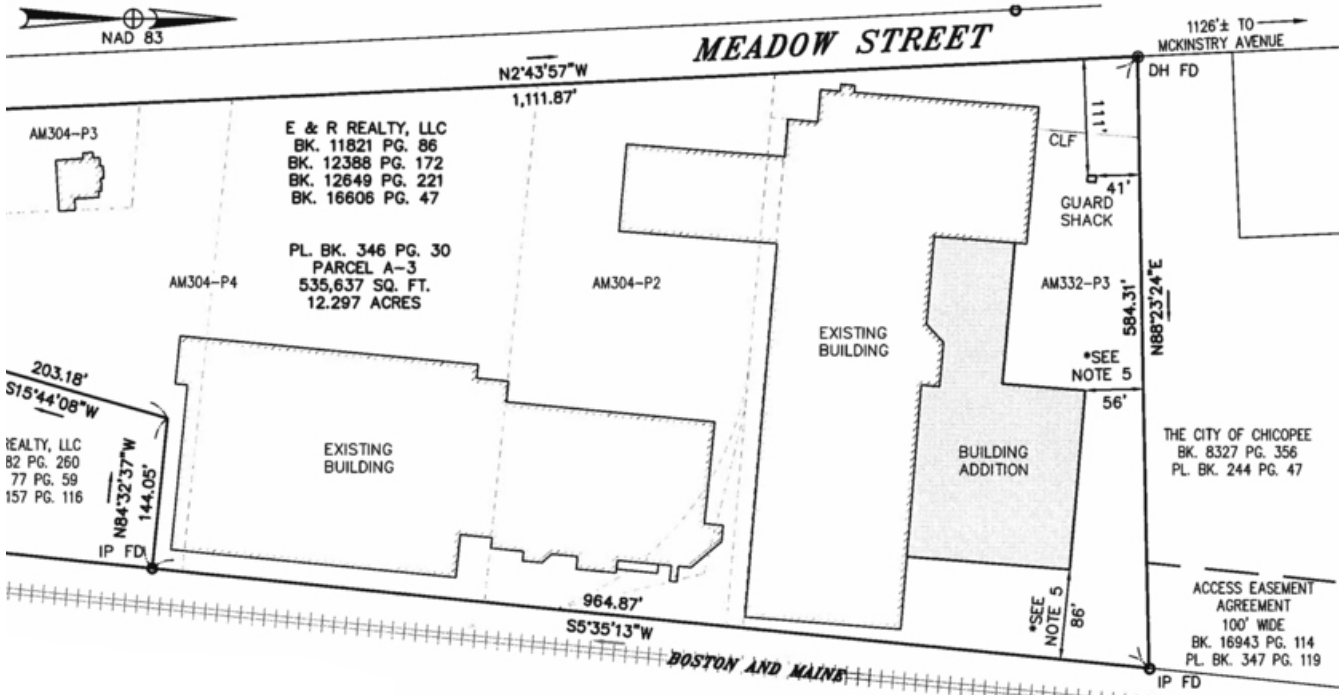
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705 MEADOW STREET ADDITION



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FOR SALE | INVESTMENT OPPORTUNITY

1045 SHERIDAN STREET



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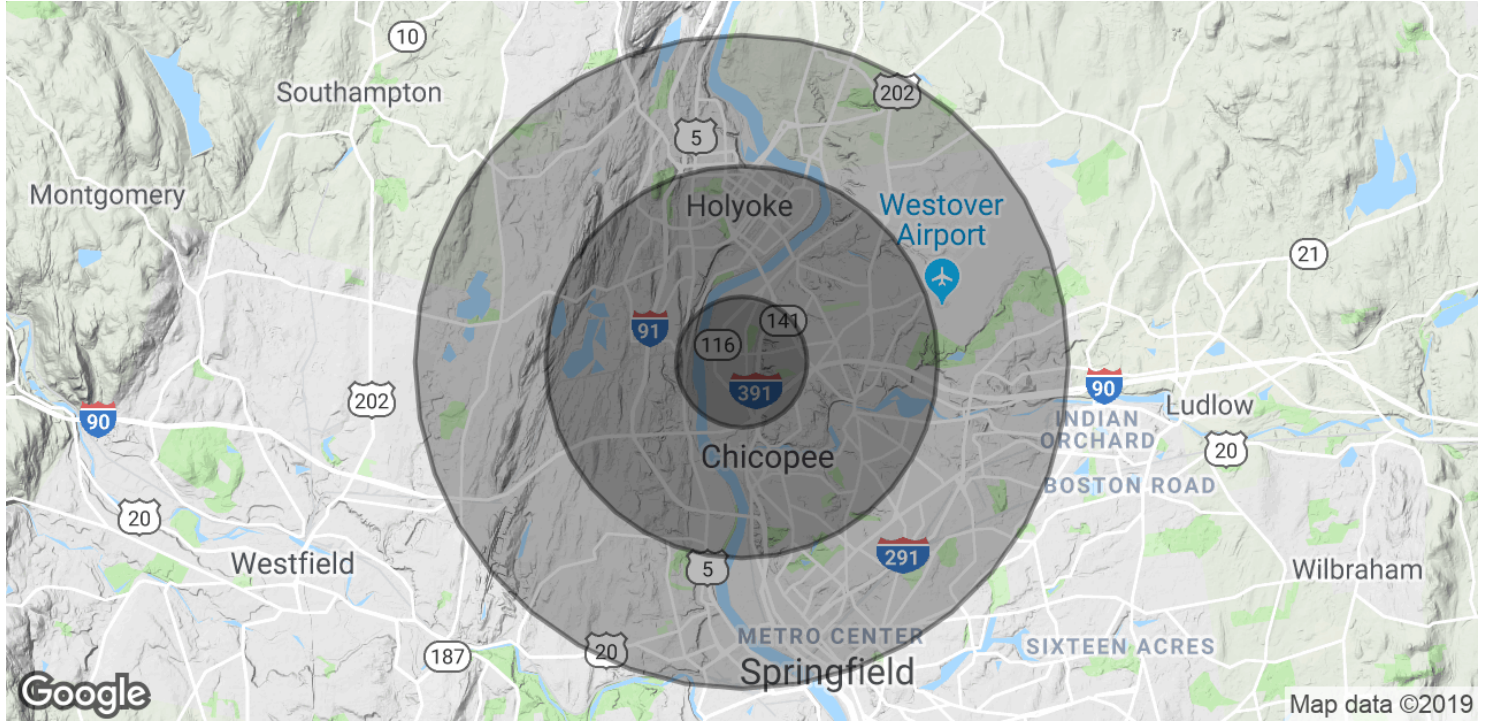
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,520	89,121	212,850
Median age	36.4	36.6	36.6
Median age (Male)	35.0	34.0	34.5
Median age (Female)	35.6	38.7	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,279	36,960	86,197
# of persons per HH	2.5	2.4	2.5
Average HH income	\$47,530	\$44,365	\$48,366
Average house value	\$182,680	\$180,693	\$199,737

* Demographic data derived from 2010 US Census

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CONFIDENTIALITY AGREEMENT

THIS CONFIDENTIALITY AGREEMENT (this "Agreement") AGREEMENT is made this ___day of _____ 2019 by and between _____ of _____ (hereinafter referred to as the ("Recipient")) for the benefit of ("Owner"), with respect to the property commonly known as _____ (the "Property").

1. Recitals. Recipient has expressed to Owner an interest in purchasing the Property, and in connection therewith, Recipient has requested certain information and documentation for the purpose of considering the purchase of the Property (the "Transaction"). In consideration of the disclosure of such information, Recipient has agreed to keep such information confidential, pursuant to the terms of this Agreement.

2. Material. All information and documentation obtained from, or by meeting with Owner or its officers, employees, managers, advisors, attorneys, agents, representatives, affiliates or subagents, including, without limitation, any information or documentation contained in an electronic data room or website, is herein collectively referred to as the "Material". The term "Material" does not include information which (i) is generally available to the public other than as a result of a disclosure by Recipient or Recipient's Representatives (as defined below), (ii) was available to Recipient or its Representatives on a non-confidential basis prior to its disclosure to Recipient by or on behalf of Owner, or (iii) becomes available to Recipient or its Representatives on a non-confidential basis from a source other than Owner or its Representatives, provided that such source was not itself bound by an obligation of confidentiality owed to Owner.

3. Confidentiality. As a condition to the furnishing of any Material to Recipient, Recipient agrees that all Material will be treated as strictly confidential and will not be disclosed by Recipient or Recipient's directors, officers, employees, affiliates, advisors, clients, attorneys, accountants, consultants, lenders, current investors or potential co-investors, or any other representatives or agents (collectively, "Representatives") to any other person or entity, except as expressly permitted by the terms of this Agreement. Recipient agrees that Recipient and its Representatives will use the Material solely for the purpose of considering the Transaction. Recipient will not use the Material in any way which is or could be detrimental to Owner or the Property. Recipient further agrees that the Material will be disclosed only to such of its Representatives who need to examine the Material for the purpose described above. Before being provided with any Material, each such Representative shall be informed by Recipient of the confidential nature of the Material and the terms of this Agreement, shall be directed by Recipient to treat the Material confidentially and shall agree to abide by the provisions of this Agreement, and Recipient shall be liable for any breach hereunder caused by any such Representative. In the event that Recipient is required by a law, governmental or regulatory authority, or a court of competent jurisdiction to disclose any Material, Recipient will provide Owner with prompt written notice of such requirement prior to such disclosure. Neither Recipient nor its Representatives will contact the tenants, leasing agents or property management staff of the Property in connection with Recipient's review of the Material or the Transaction. Any and all questions related to the evaluation of the Material shall be directed solely to Owner, unless otherwise advised by Owner.

4. Return of Materials. Immediately upon the written request of Owner at any time, Recipient will deliver to Owner all documents and written information constituting Material previously furnished by Owner to Recipient or its Representatives, without retaining any copy thereof, or, if Owner so directs, Recipient will destroy all such written documents and information in its possession or in the possession of its Representatives. Upon written request by Owner, Recipient will also certify in writing within ten (10) days after return or destruction of such Material that all Material has been returned or destroyed.

5. No Representations, Warranties or Liability. Neither Owner nor any other persons disclosing Material to Recipient or Recipient's Representatives makes any warranty or representation whatsoever as to the accuracy or completeness of the Material. Recipient agrees that neither Owner nor any of its directors, officers, representatives, agents, attorneys, advisors, affiliates or subagents, shall have any liability to Recipient or its Representatives resulting from the use of the Material by Recipient or its Representatives.



6. Other Potential Purchasers. Owner reserves the right to negotiate with one or more prospective purchasers at any time and to enter into a definitive agreement with respect to the Transaction without prior notice to Recipient. Nothing herein shall imply any agreement on the part of Owner to enter into the Transaction with Recipient or to pay any commissions, finder’s fees or other compensation or fees to any person.

7. Brokers. Recipient shall be responsible for the payment of any brokerage fee, commission or other compensation to any broker who has introduced Recipient to the Property. Recipient agrees to indemnify, defend and hold harmless Owner and its Representatives from and against any and all claims, costs and liabilities made or imposed by such broker with respect to the Transaction. Owner reserves the right to take any action, whether in or out of the ordinary course of business, which it deems necessary or prudent in connection with the Property.

8. Term. This Agreement shall remain in effect until the date which is two (2) years from the Effective Date or until such time as Recipient and Owner enter into a binding Purchase and Sale Agreement at which time Recipient’s obligations in respect of the Material shall be governed by such binding Purchase and Sale Agreement.

9. Miscellaneous. This Agreement (a) shall be governed by the laws of the State in which the Property is located, and (b) may not be cancelled or modified, nor any of its provisions be waived, except in writing signed by Recipient and Owner or, in the case of a waiver, on behalf of the party making the waiver.

TO ACCEPT THIS AGREEMENT:

Please execute this Agreement electronically by agreeing to all the terms and conditions written above.

POTENTIAL PURCHASER – PLEASE INDICATE YOUR CAPACITY FOR THIS TRANSACTION IN THE BOXES BELOW:

I AM A BROKER/AGENT REPRESENTING A CLIENT

I AM A PRINCIPAL INVESTOR

ACCEPTED & AGREED TO:

DATE: _____
SIGNATURE: _____
NAME: _____
TITLE: _____
EMAIL: _____

COMPANY: _____
ADDRESS: _____
PHONE NUMBER: _____
FAX NUMBER: _____