



355
MAIN STREET
WHITINSVILLE, MA

INVESTMENT OVERVIEW

As exclusive listing agent, CBRE Boston Capital Markets (“CBRE”) is pleased to offer for sale, 355 Main Street, a 348,660 SF warehouse/distribution facility located in Whitinsville, Massachusetts (“the Property” or “355 Main”). The Property is fully leased to Core-Mark International, Inc. (“Core-Mark”) and UN1F1ED² Global Packaging Group (“Unified” or “UGPG2”), totaling 65.6% and 34.4% of net rentable area, respectively, and boasting a weighted average remaining lease term of 5.5 years.

355 Main offers today’s most sophisticated logistics users’ market-leading specifications that include up to 32’ clear height, cross-docked loading configuration for maximum efficiency (32 tailboard dock doors plus 6 drive-ins), generous truck courts and an abundance of additional trailer storage parking. The Property is located just minutes from Route 146, Interstate 90 (“Mass Pike”) and Interstate 495, providing tenants with unmatched regional access and connectivity to nearby major population centers including Worcester, MA (13 Miles), Providence, RI (25 Miles), and Boston, MA (42 Miles)

The Property 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”.



348,660 SF
WAREHOUSE /
DISTRIBUTION
BUILDING



100% LEASED
TO CORE-MARK
INTERNATIONAL &
UNIFED² GLOBAL
PACKAGING GROUP



5.5 YEARS
WEIGHTED AVERAGE
REMAINING LEASE TERM



11.6%
BELOW MARKET
IN-PLACE RENTS



7.05M
POPULATION
WITHIN 50 MILE
RADIUS (2019)



**EXCELLENT
CREDIT-ANCHORED
TENANCY & TENURE**



**BELOW MARKET
RENTS**



**RECORD SETTING
MARKET FUNDAMENTALS**
(GREATER BOSTON WAREHOUSE &
ROUTE 146 CORRIDOR)



**EXCELLENT
REGIONAL
ACCESSIBILITY**





INVESTMENT SALES

SCOTT DRAGOS

Executive Vice President
+1 857 264 4457
scott.dragos@cbre.com

CHRIS SKEFFINGTON

Executive Vice President
+1 617 439 9706
chris.skeffington@cbre.com

DOUG JACOBY

Executive Vice President
+1 857 264 4458
doug.jacoby@cbre.com

ROY SANDEMAN

First Vice President
+1 617 933 0157
roy.sandeman@cbre.com

TIM MULHALL

First Vice President
+1 857 264 4456
tim.mulhall@cbre.com

TONY HAYES

First Vice President
+1 857 264 4459
anthony.hayes@cbre.com

DAN HINES

Vice President
+1 857 264 4455
dan.hines@cbre.com

MARKET LEASING EXPERTS

RACHEL MARKS

Senior Vice President
+1 617 912 7009
rachel.marks@cbre.com

DOUG RODENSTEIN

Vice President
+1 617 912 7056
douglas.rodenstein@cbre.com

DEBT & STRUCTURED FINANCE

ROB BORDEN

Senior Vice President
+1 857 205 8491
rob.borden@cbre.com

ANDREW STONE

Vice President
+1 617 936 2299
andrew.stone3@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. 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. All other marks displayed on this document are the property of their respective owners.