

16&27

YANKEE CANDLE WAY

SOUTH DEERFIELD, MA

YANKEE
CANDLE®

331,580 SF
WORLD HEADQUARTERS



CBRE

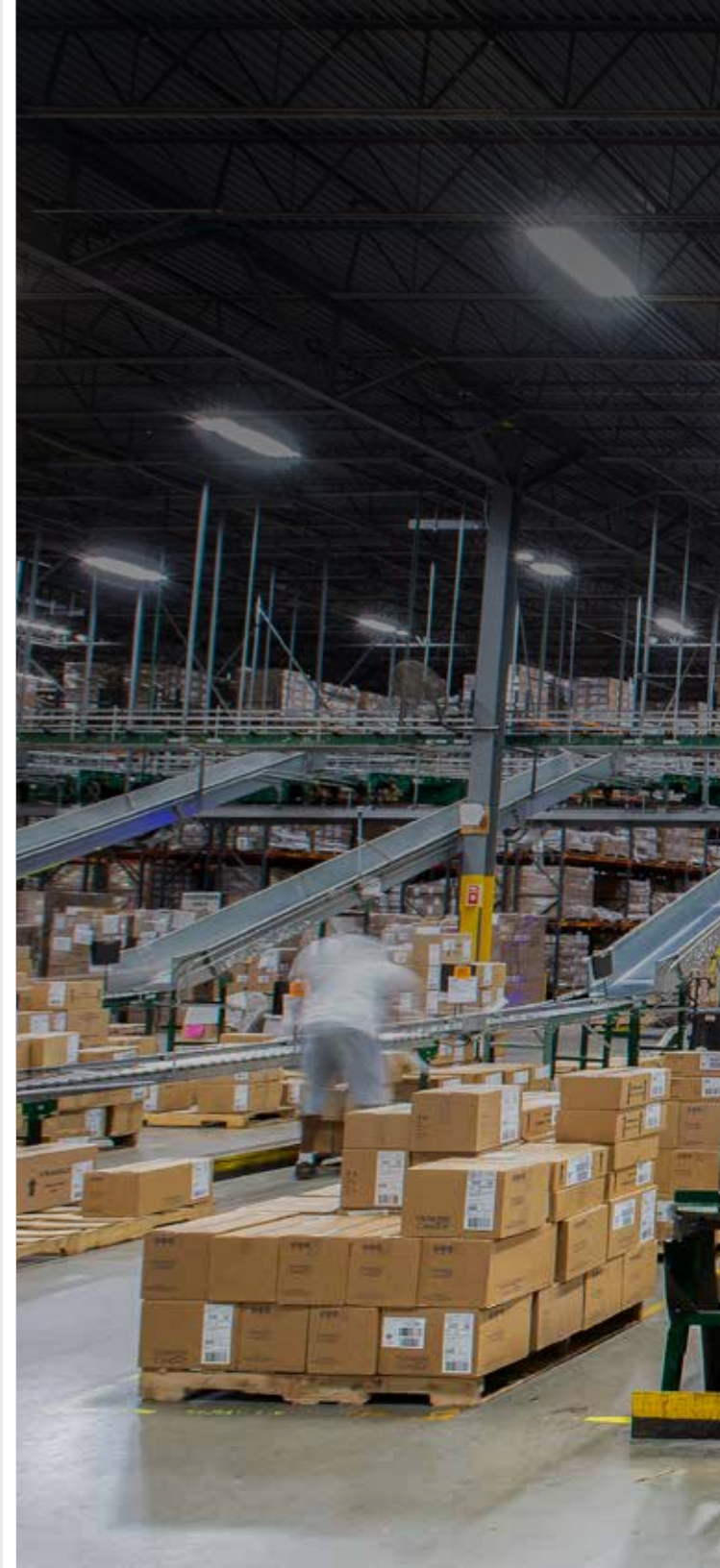
INVESTMENT OVERVIEW

As exclusive listing agent, CBRE Boston Capital Markets (“CBRE”) is pleased to offer for sale the Yankee Candle World Headquarters, a 331,580 square foot campus located at 16 and 27 Yankee Candle Way in South Deerfield, MA. (“the Campus”). The 256,000 square foot warehouse/distribution facility and 75,580 square foot office building are currently 100% leased through October and June 2026 respectively to Yankee Candle, a global leader in the \$2.3 billion candle industry for nearly 50 years.

A wholly owned subsidiary of Newell Brands since 2015, Yankee Candle is the largest American manufacturer of scented candles, candleholders, accessories, and dinnerware, offering its products through various omnichannel networks including 19,000+ retail stores nationwide and online sales reaching 50+ countries worldwide. Located in Deerfield since 1983, the 42-acre site was a build-to-suit for Yankee Candle in 2001 and serves as a mission critical office headquarters facility and key distribution center to continue serving the company’s growing market share globally. Yankee Candle’s initial 15-year commitment coupled with two subsequent 5-year extensions (eight remaining 5-year options) further validates the company’s commitment to the area and key synergies with its state-of-the-art manufacturing facility located less than 5 miles away in Whately, MA. In addition, Yankee Candle’s flagship “Village Store” is located just minutes from the headquarters and serves as another example of the company’s deep roots and history in the market for the past 40+ years.

Yankee Candle is strategically located adjacent to Interstate-91, western New England’s primary north-south thoroughfare. The Campus’ location provides direct regional access to each of New England’s three largest cities - Boston, MA, Worcester, MA, and Providence, RI - as well as connectivity south to Hartford, CT and north to Manchester, NH. Additionally, the proximity to the nearby city of Springfield, MA and “The Five College Consortium” in Amherst, MA provides a deep and talented labor pool and ensures stable economic activity in the area.

The Campus 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”.





331,580 SF
CLASS A
WAREHOUSE/OFFICE
HEADQUARTERS



100%
LEASED TO YANKEE
CANDLE SINCE BUILD-
TO-SUIT IN 2001



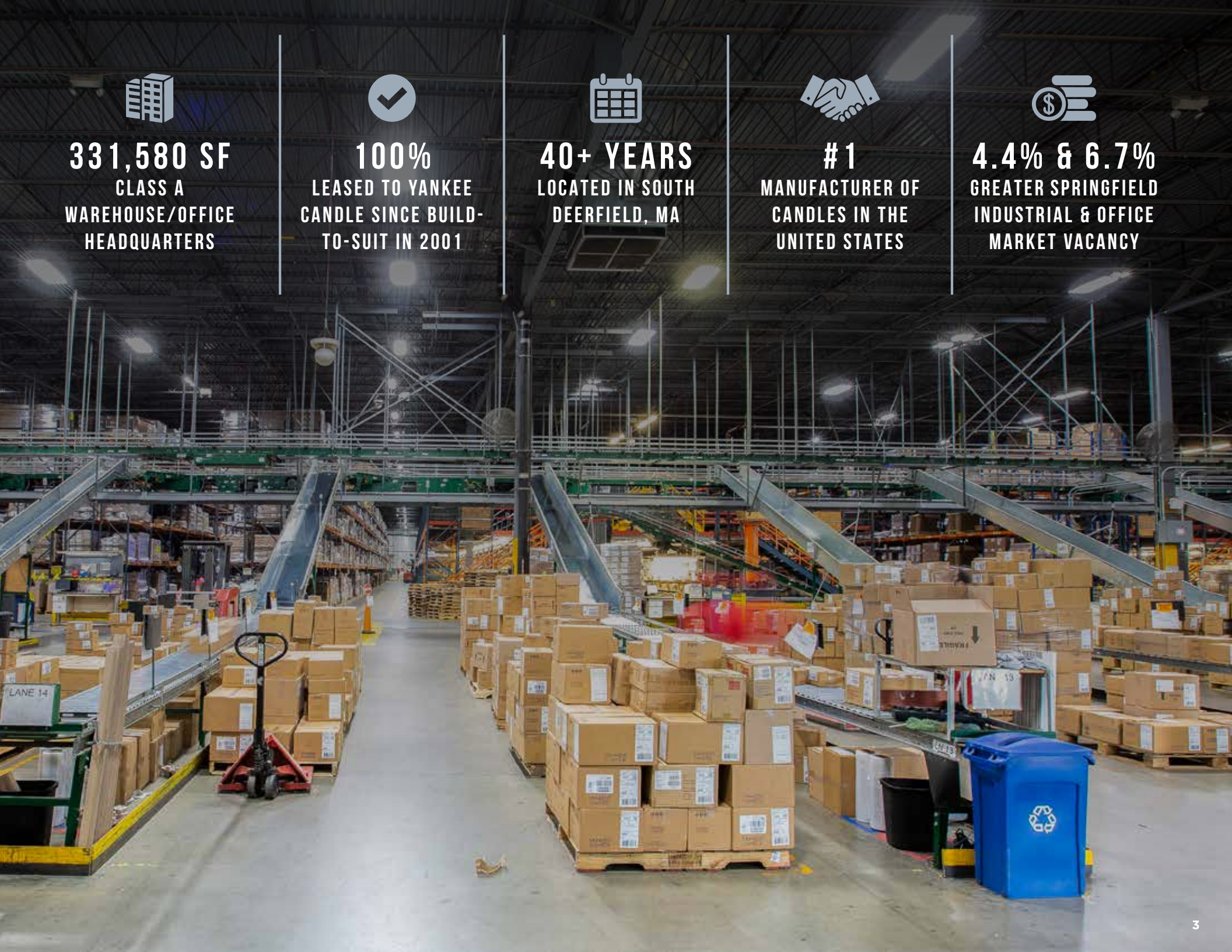
40+ YEARS
LOCATED IN SOUTH
DEERFIELD, MA



#1
MANUFACTURER OF
CANDLES IN THE
UNITED STATES



4.4% & 6.7%
GREATER SPRINGFIELD
INDUSTRIAL & OFFICE
MARKET VACANCY



An aerial photograph of an industrial site. A large white-roofed warehouse is in the foreground, with a parking lot full of cars and several white semi-trailers parked nearby. A road curves around the site. In the background, there are more industrial buildings and a residential area with houses and trees. A callout box with a white border and a teal background is positioned in the center of the image, pointing to a specific area.

16 YANKEE
CANDLE WAY



27 YANKEE
CANDLE WAY



**EXCELLENT CREDIT
TENANCY**



**NEW 5-YEAR LEASE EXTENSION,
COUPLED WITH LONG-TERM TENURE**



**STATE-OF-THE-ART HEADQUARTERS WITH
BEST-IN-CLASS PHYSICAL ATTRIBUTES**



**UNMATCHED ACCESSIBILITY, DISTRIBUTION
& ACCESS TO TOP QUALITY LABOR POOLS**



**STRONG MARKET
FUNDAMENTALS**

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

TONY HAYES

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

TIM MULHALL

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

ROY SANDEMAN

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

DAN HINES

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

LOCAL MARKET EXPERT

JOHN REED

Senior Vice President
+1 860 987 4788
john.reed@cbre.com

JACK REED

Associate
+1 860 987 4789
jack.reed@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

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