



326 Ballardvale Street  
Wilmington, MA



176 Grove Street  
Franklin, MA



210 Grove Street  
Franklin, MA



# BOSTON METRO LOGISTICS PORTFOLIO

6 Buildings | 1.18 MSF



17 Gilmore Drive  
Sutton, MA



1 First Avenue  
Peabody, MA



57 Littlefield Street  
Avon, MA



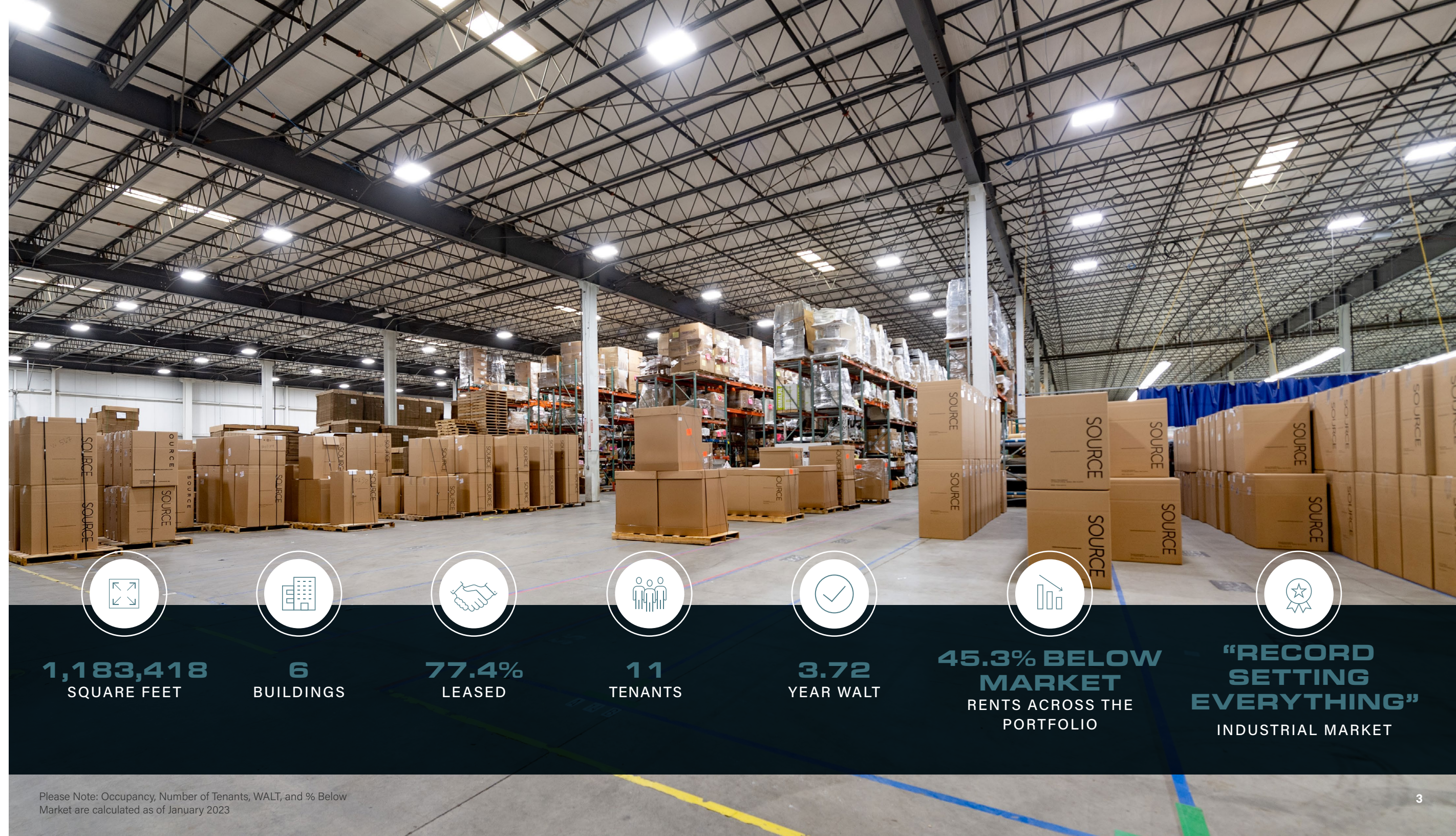
# INVESTMENT OVERVIEW

As exclusive listing agent, CBRE Boston Capital Markets (“CBRE”) is pleased to offer for sale the Boston Metro Logistics Portfolio located at 326 Ballardvale Street, Wilmington, MA; 176 Grove Street, Franklin, MA; 210 Grove Street, Franklin, MA; 17 Gilmore Drive, Sutton, MA; 1 First Avenue, Peabody, MA; and 57 Littlefield Street, Avon, MA. The six-building portfolio, totaling 1,183,418 square feet of mission-critical, best-in-class warehouse/distribution space, is 77.4% leased to a diversified roster of 11 tenants and boasts a rent roll that is over 45% below market.

The Portfolio’s geographic diversity across the Boston metropolitan area provides direct access to the region’s most traveled interstates and thoroughfares including Interstate 495, Interstate 90, Interstate 93, Interstate 95, Route 24, and Route 146, among others. The regional connectivity and immediate proximity to the growing population base in Boston and the broader New England region as a whole has allowed the Portfolio to flourish and benefit from the record-setting market fundamentals that continue to drive growth year-over-year across all subsets of industrial assets in Boston.

The Portfolio represents a unique opportunity to acquire a critical mass of warehouse/distribution assets, which not only gives future ownership the ability to capitalize on the over 45% mark-to-market of rents, but provides the opportunity to lease up exceptionally well-located and functional vacancy in one of the tightest industrial markets in the country.

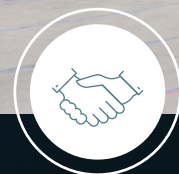
The Boston Metro Logistics Portfolio is being offered “as is” without a formal asking price and free and clear of existing debt. Once qualified investors have had an opportunity to thoroughly review the Offering Memorandum, CBRE will schedule a “call for offers”.



**1,183,418**  
SQUARE FEET



**6**  
BUILDINGS



**77.4%**  
LEASED



**11**  
TENANTS



**3.72**  
YEAR WALT



**45.3% BELOW  
MARKET**  
RENTS ACROSS THE  
PORTFOLIO



**“RECORD  
SETTING  
EVERYTHING”**  
INDUSTRIAL MARKET



# CONTACT US

## INVESTMENT SALES

### Scott Dragos

Executive Vice President  
+1 508 317 4253  
scott.dragos@cbre.com

### Doug Jacoby

Executive Vice President  
+1 978 549 0191  
doug.jacoby@cbre.com

### Roy Sandeman

First Vice President  
+1 401 536 1859  
roy.sandeman@cbre.com

### Dan Hines

Vice President  
+1 978 270 3544  
dan.hines@cbre.com

### Chris Skeffington

Executive Vice President  
+1 781 771 2188  
chris.skeffington@cbre.com

### Tony Hayes

Senior Vice President  
+1 617 827 1480  
anthony.hayes@cbre.com

### Tim Mulhall

First Vice President  
+1 781 738 5311  
tim.mulhall@cbre.com

### Jamie Faber

Senior Financial Analyst  
+1 617 943 0104  
jamie.faber@cbre.com

## LEASING

### John Lashar

Vice Chairman  
+1 617 439 7887  
john.lashar@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

### Rachel Marks

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

### Danielle Simbliaris

Vice President  
+1 781 964 0575  
danielle.simbliaris@cbre.com

### Andrew Stone

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