



PEABODY, MA

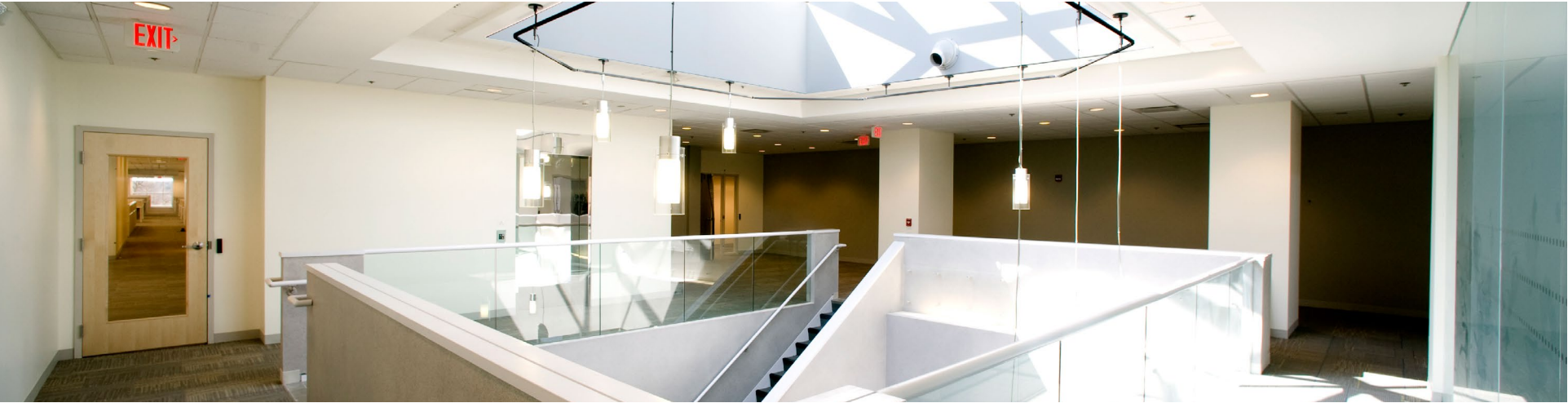




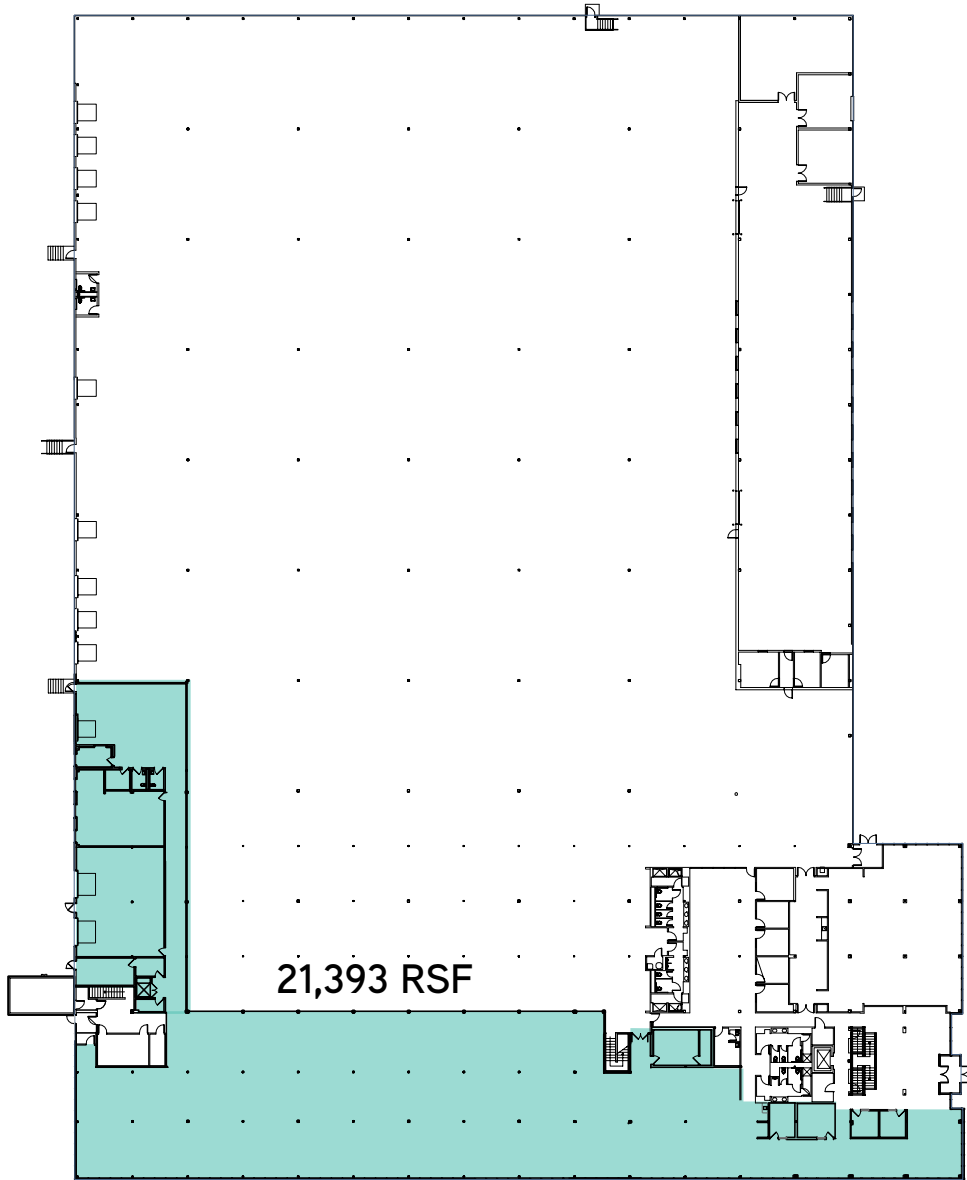
## CLASS A INDUSTRIAL & OFFICE SPACE

Colliers International is please to announce over 20,000 square feet of first class office/industrial space for lease. Located in the prestigious Centennial Park in Peabody, this is an ideal location for a high tech user. Built in 1995, the building lends itself to a variety of uses including R&D, medical, manufacturing, distribution and biotech.

300 Jubilee Drive is located off Route 128 within a quarter mile from Route 1 and the I-95/Route 128 interchange. It is 20 minutes north of Logan International Airport and next to the North Shore shopping centers. Its corporate neighbors include Children’s Hospital, Analogic, Christian Books, Cardinal Health, Avnet, and a full service Marriott Hotel.



## BUILDING OVERVIEW



<b>BUILDING SIZE</b>	163,826 SF
<b>AVAILABLE SF</b>	21,393 SF (First Floor)
<b>YEAR BUILT</b>	1995
<b>STORIES</b>	2
<b>CEILING HEIGHT</b>	13’
<b>LOADING</b>	Three (3) 10’ x 10’ drive-ins
<b>COLUMN SPACING</b>	40’ x 40’
<b>ELEVATOR</b>	1 x 2500 lb hydraulic freight and 1 x passenger
<b>POWER</b>	2,500-3,000a/277-480v, 3p, 4w
<b>PARKING</b>	3.0 spaces per 1,000 SF
<b>CONSTRUCTION</b>	Reinforced concrete
<b>HVAC</b>	27 RTU; All units are 1995
<b>ZONING</b>	Designated Development District
<b>AC</b>	100%
<b>FIRE PROTECTION</b>	ESFR
<b>ELECTRIC</b>	Peabody Municipal Light Plant
<b>GAS</b>	Town of Peabody
<b>TEL/DATA</b>	Comcast, Verizon
<b>SEWER</b>	Town of Peabody
<b>PARK AMENITIES</b>	Food Service, Convenience Store, Marriott Hotel



## CONTACT

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