



FOR LEASE 145,000 SF

30' CLEAR NEW CONSTRUCTION

5 FIFTH STREET | PEABODY, MA

NEAR COMPLETION!



Highest Energy Efficiency



1/7,250 SF tailboard ratio

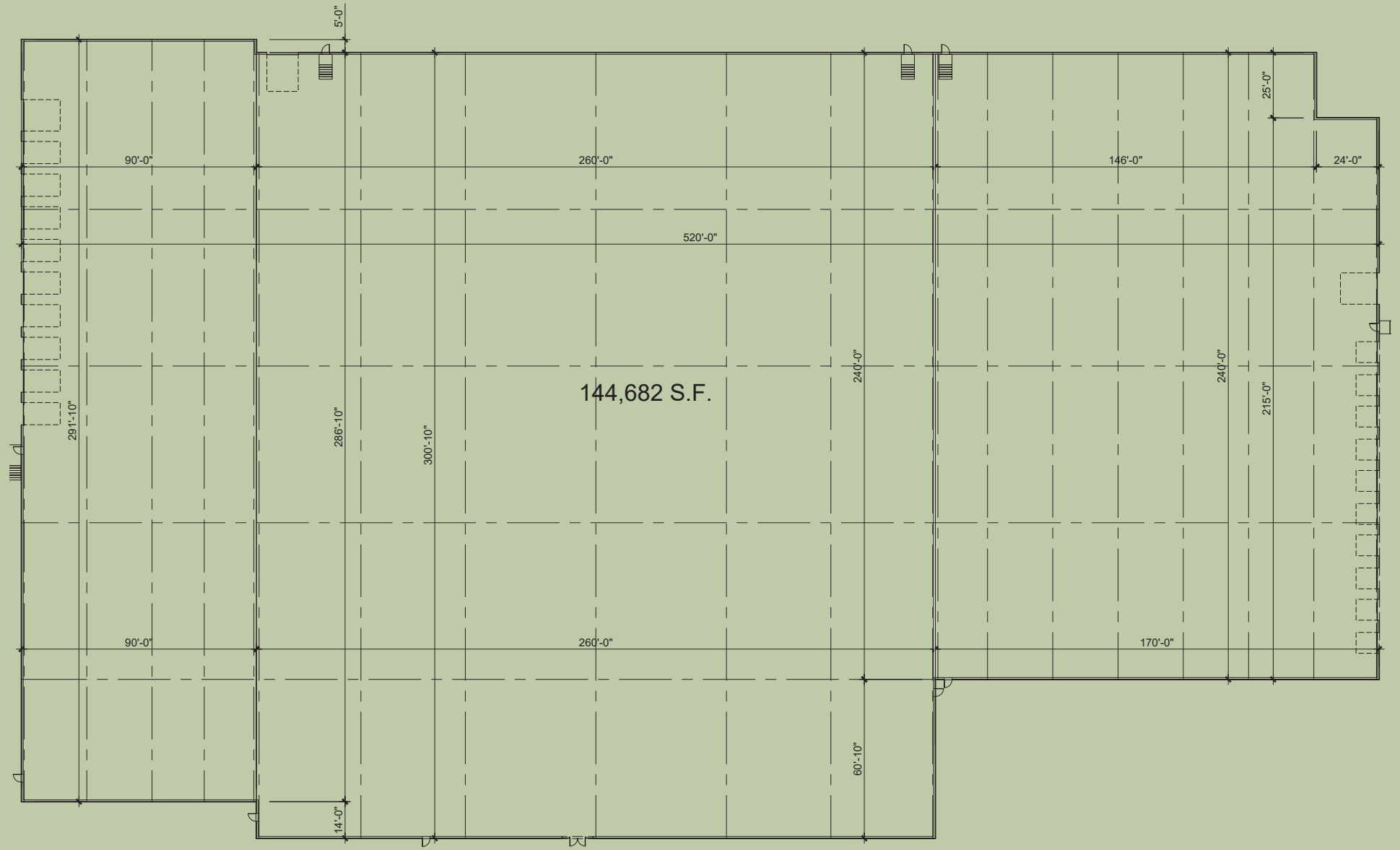


Oversized drive-ins



Trailer Parking

Direct access into Centennial Park, minutes to Route 95 and 20 minutes to Logan Airport.



5 FIFTH STREET PEABODY, MA

BUILDING SIZE	144,682 SF
LAND AREA	12.61 acres
ZONING	Industrial park (IP) and Designated Development
YEAR BUILT	2017
PARKING	202 spaces
AVAILABLE	40,000 - 145,000 SF
REAL ESTATE TAXES	Taxes: \$1.66/SF (FY '17) Assessed Value: \$10M
ELECTRICITY	4,000 Amps; 480 Voltage 3 Phase
WAREHOUSE LIGHTING	LED throughout
TELECOMMUNICATIONS	Comcast Fiber
LOADING	EAST END (10) 8.5' x 10' tailboard (1) 18' x 14' drive-in Levelers: 20,000# capacity
	WEST END (10) 8.5' x 9' tailboard (1) 12' x 12' tailboard (1) 16' x 14' drive-in Levelers: 25,000# capacity
CEILING HEIGHTS	30' to underside of joists
COLUMN SPACING	Combination of 25' x 60', 40' x 60' and 50' x 60'
STRUCTURE	Engineered Building System with 4" (R-28) Insulated Metal Wall Panels
ROOF	Standing Seam Roof System manufactured by Butler Manufacturing Company. Best insulation (R-49) package that Butler has to offer.
FLOOR	6" Concrete Floor Slab throughout
SPRINKLER SYSTEM	ESFR throughout with Fire Pump
UTILITIES	Water and Sewer - Municipal
	Electric - Municipal
	Gas - National Grid

BUSINESS

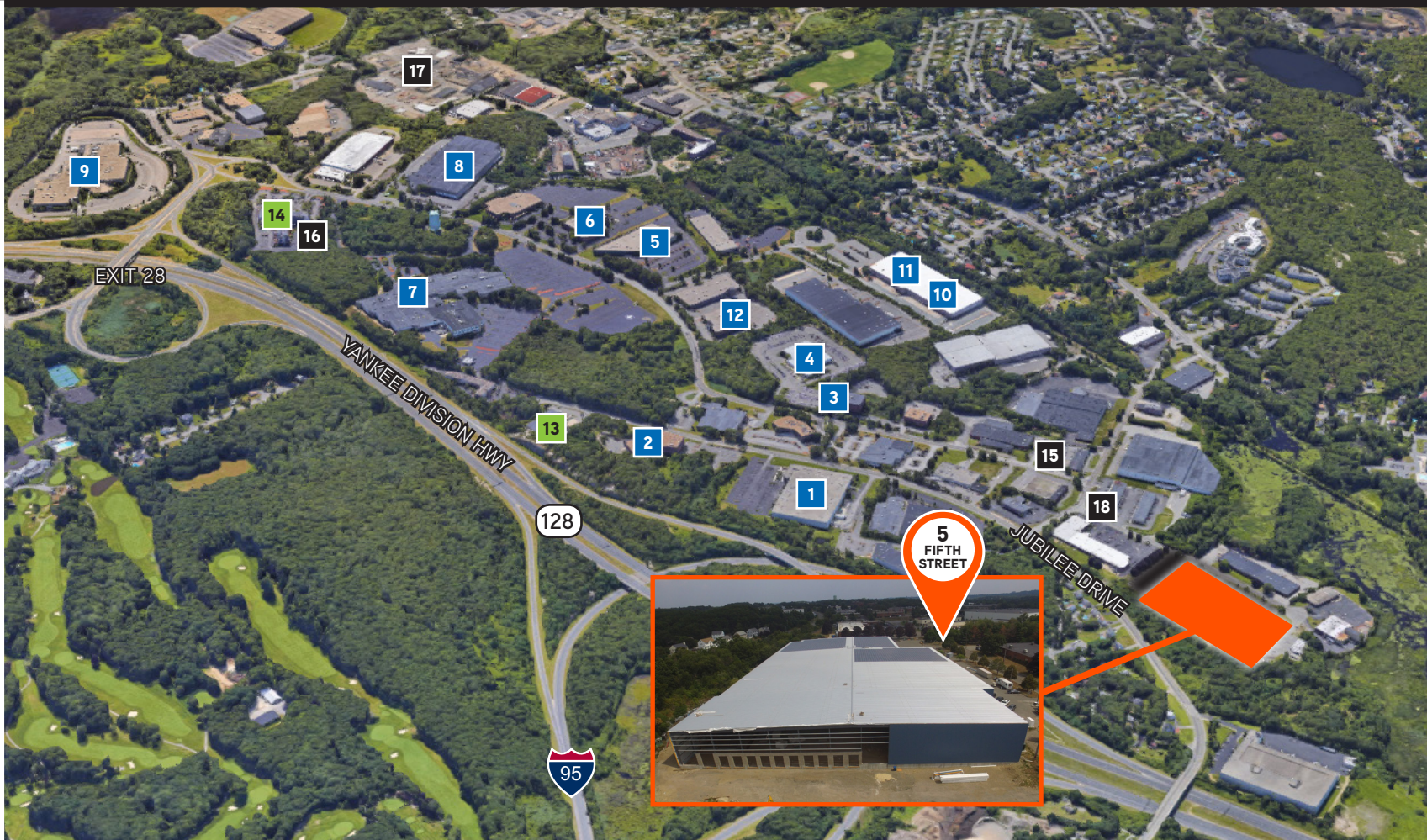
- 1 Thermo Fisher
- 2 Summa
- 3 Weston & Sampson
- 4 BMW Services
- 5 Converge
- 6 Carl Zeiss
- 7 Analogic
- 8 Cardinal Health
- 9 Boston Children's North
- 10 CNE Direct
- 11 Stavis Foods
- 12 Amergent

HOTELS

- 13 Homestead Suites Hotsl
- 14 Peabody Marriott

RESTAURANTS

- 15 Greg's Deli
- 16 Sophia's in the Marriott
- 17 Capone's Fine Italian
- 18 Just In Time Cafe



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