

INDUSTRIAL WAREHOUSE
LOCATED WITHIN CENTENNIAL PARK

FOR LEASE
81,142 SF AVAILABLE
(SUBDIVIDABLE)

FIRST AVE

PEABODY, MA





LOCATION

One First Avenue is located in Centennial Park, North Shore's premier business park off of Route 128. This building offers excellent access to Route 95, Route 1 and is 20 minutes from Logan Airport.



ACCESS

Directly off of Route 128 and minutes from Route 1.



FLEXIBLE INDUSTRIAL SPACE

This first class space offers versatility in uses attracting different types of tenants.



CORPORATE NEIGHBORS

Immediately adjacent to numerous corporations in all different industries from R&D, technology and manufacturing.



BUILDING SIZE	135,270 SF
LAND AREA	10 acres
ZONING	Industrial park (IP)
PARKING	200 spaces, 1.48/1,000
AVAILABLE	81,142 SF (subdividable)
CY 2017	Taxes: \$1.09/SF
FY 2017	Operating Expenses: \$1.52/SF
HVAC	Gas fired suspended unit heaters
ELECTRICITY	4,000 Amps; 277/480 Volts
LOADING	6 tailboard loading and 1 drive-in
CEILING HEIGHTS	16' - 25'
COLUMN SPACING	40' x 20' pre-cast concrete
STRUCTURE	Pre-cast concrete/ steel
FOUNDATION	Poured in place, reinforced
ROOF	2004, 2007, 2014 (Carlisle rubber membrane)
SPRINKLER SYSTEM	100% wet throughout
FIRE PROTECTION	Full wet system
UTILITIES	Gas - Keyspan Sewage - Municipal Water - Municipal Electrical - Municipal

SITE PLAN

81,142 SF AVAILABLE

10 ACRES

Parking Lot

LEASED

LOADING DOCK:
5,701 SF

AVAILABLE
81,142 SF

(Including loading dock,
office & mezzanine space)

MEZZANINE: 3,847 SF

OFFICE: 6,109

First Avenue

Second Street





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