

3

TECHNOLOGY DRIVE

PEABODY, MA

79,500 SF Class A Industrial Distribution Space For Lease
in Centennial Park (20,000 SF Office Space Included)



**INDUSTRIAL SPACE HAS
NEVER LOOKED SO GOOD**



LOCATION

3 Tech Drive 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.



STATE-OF-THE-ART

This is a class A building that features an unprecedented combination of state-of-the-art industrial space and premium office space.



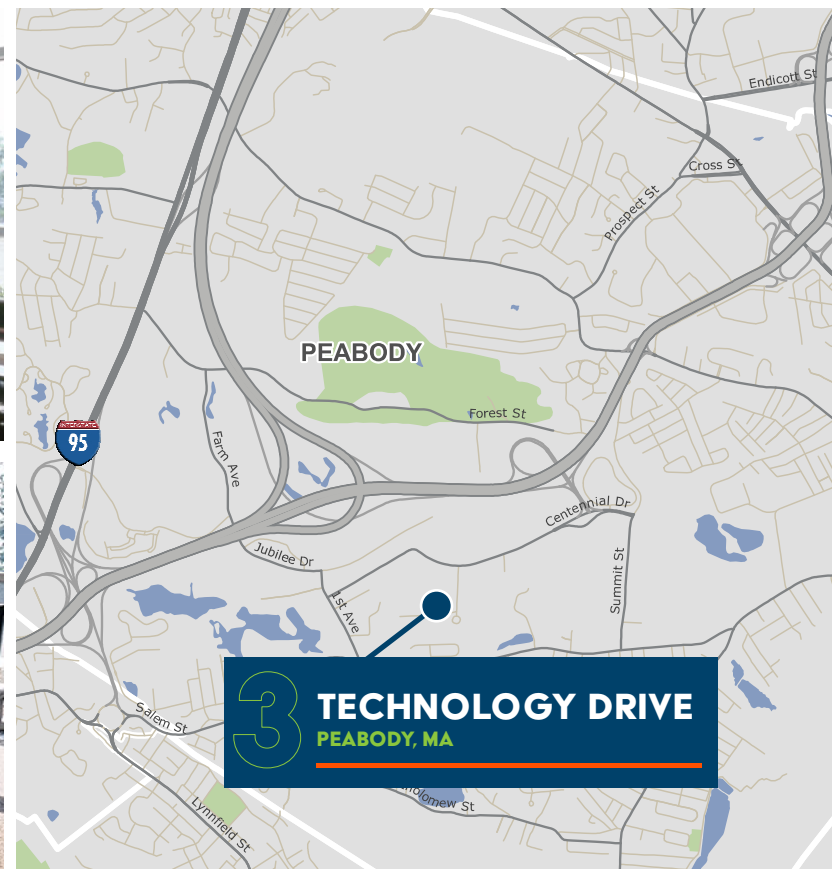
CORPORATE NEIGHBORS

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

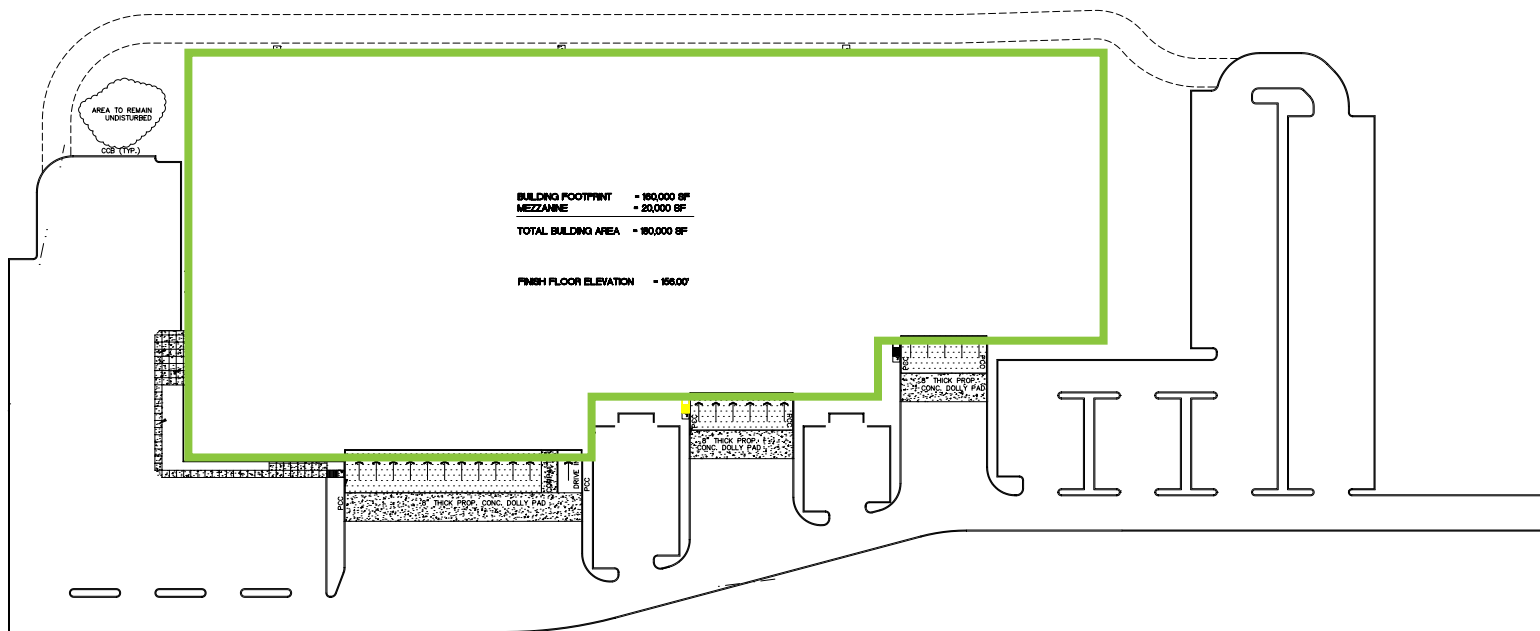
STATE-OF-THE-ART BUILDING

BUILDING SIZE	160,000 SF
LAND AREA	12.87 acres
ZONING	IP with Special Permit for warehouse/distribution
PARKING	310 total; 185 available
AVAILABLE	79,500 SF (20,000 SF Office included)
BUILT	June 2004
CONSTRUCTION	Floors - 6" concrete slab on compacted grade Walls - Insulated foam panel with curtain wall Columns - Steel frame Roof - Rubber membrane
OFFICE	20,000 SF
CEILING HEIGHT	30' to underside of joist
COLUMN SPACING	40' by 40'
POWER	1000 amps; 277/480 Volt
HEAT	Gas fired Cambridge make-up air units
SPRINKLER	ESFR
WATER	City of Peabody
SEWER	MWRA
LOADING	22 tailboards with levelers total; 11 available
REAL ESTATE TAXES	Taxes - \$1.59/SF (FY'17) Assessed Value - \$10,499,500
SUBDIVISION	30,000 SF and above

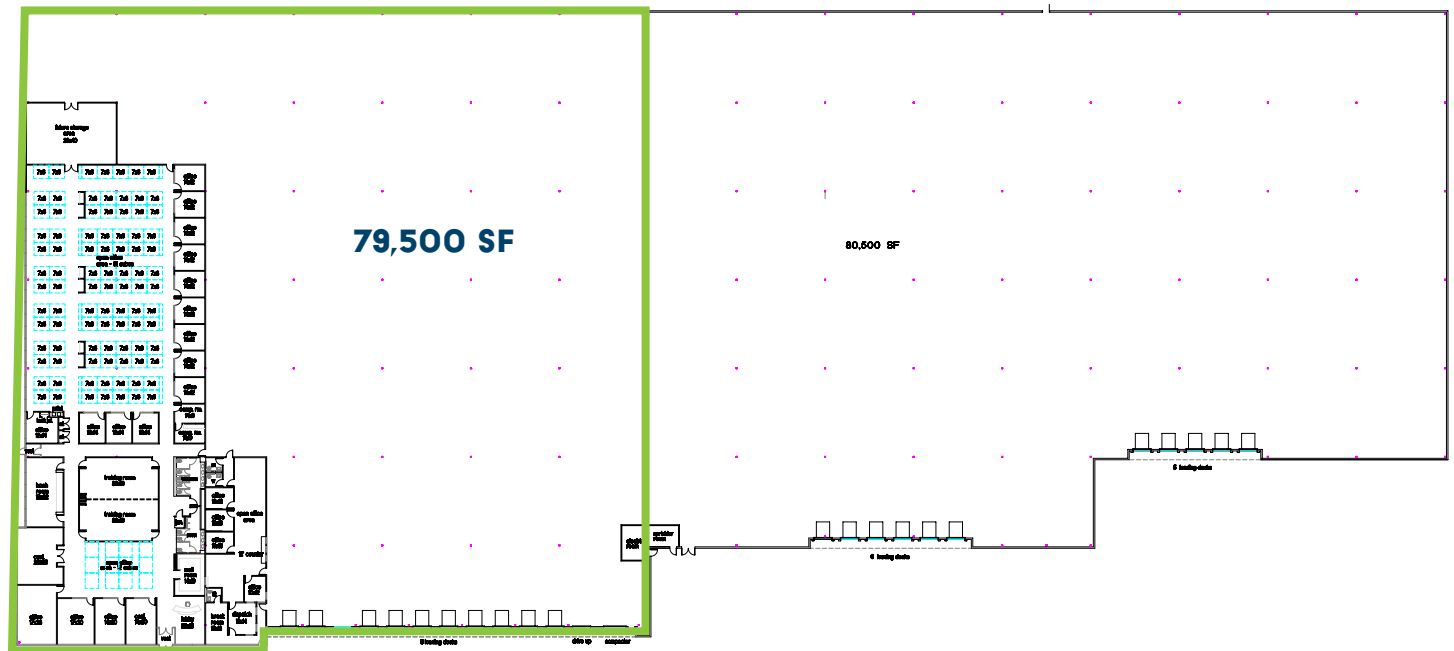




SITE PLAN



FLOOR PLAN



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