



Colliers

FOR LEASE

Existing cooler/freezer
space *available*

1 Technology Drive, Peabody, MA

87,744 SF industrial space available within
a best-in-class distribution facility



40,787 SF
existing cooler/
freezer space



38,305 SF
contiguous
warehouse space



4,247 SF - 8,652 SF
existing mezzanine office space

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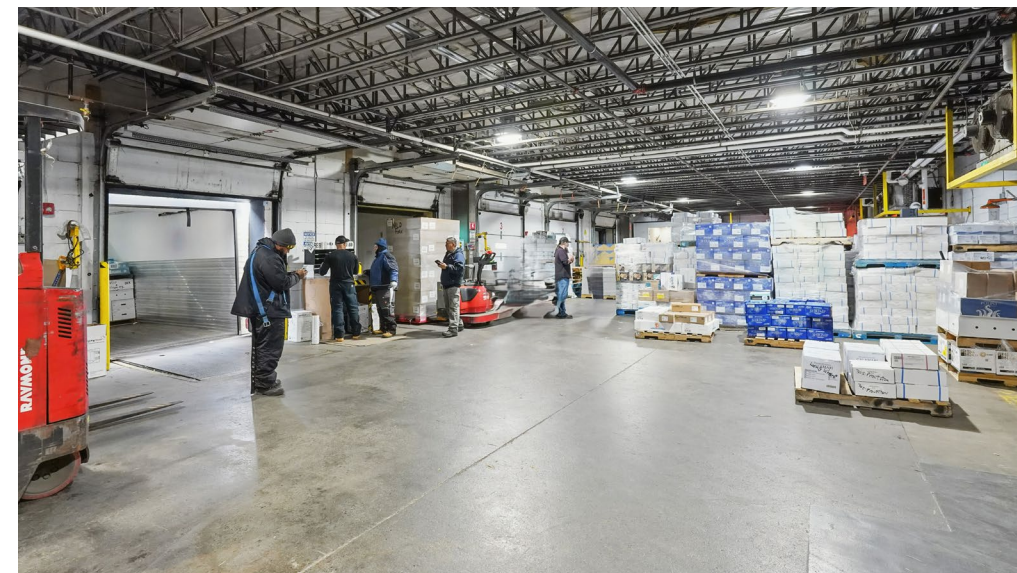
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Specifications

Address:	1 Technology Drive Peabody, MA	
Land Area:	14.20 Acres	
Building Size:	186,591 SF	
Available:	38,305 SF – 87,744 SF	
Dry Warehouse:	38,305 SF	
Cooler/Freezer Warehouse:	40,787 SF	
Mezzanine:	8,652 SF	
Zoning:	IP	
Year Built/Renovated:	1982/2017	
Clear Height:	28'	
Column Spacing:	40' x 40'	
Structure:	Pre-engineered steel framing on concrete slab-on-grade foundation	
Loading:	• Four (4) tailboard docks in Dry Warehouse • Six (6) tailboard docks in Cooler/Freezer Warehouse	
Elevators:	1 passenger hydraulic, 3,000 pound capacity, manufactured by Dover Elevatory Company	
Lighting:	• New LED lighting throughout warehouse space • New pole lighting throughout parking areas • New emergency lighting throughout	
Parking Spaces:	178 striped spaces, plus exclusive yard area for up to 40 to 45 more parking space	
Utilities:	Electric:	Peabody Municipal Light Plant
	Water & Sewer:	City of Peabody
	Gas:	National Grid; New Main
	Communications:	Verizon & AT&T

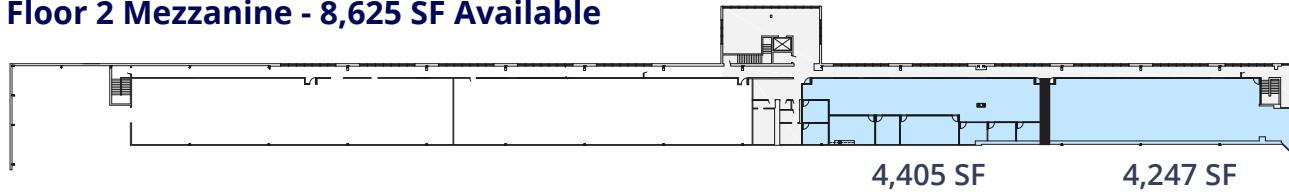
Building Systems

Electrical Systems:	3,000 amps; 480 volts; 3 phase service
HVAC System:	• Three (3) Cambridge rooftop units serving the warehouse space (2016) • Eleven (11) air-cooled packaged rooftop units serving the tenant office space and common areas (2017)
Fire/Life Safety:	ESFR sprinklers throughout; 1,250 GPM diesel fire pump (2016)
Refrigeration System:	• Refurbished low temp ammonia plant • 100-ton capacity freezer capable of -10 deg F • 15-ton capacity cross dock refrigeration capable of 40 deg F • Freezer floor – 5 inch heated slab, 5 inches of ridged insulation and natural air venting • 30kw emergency generator exclusively servicing the ammonia plant (2016) • Sprinkler systems in the freezer area, double interlock pre-action with linear heat detection (2016)

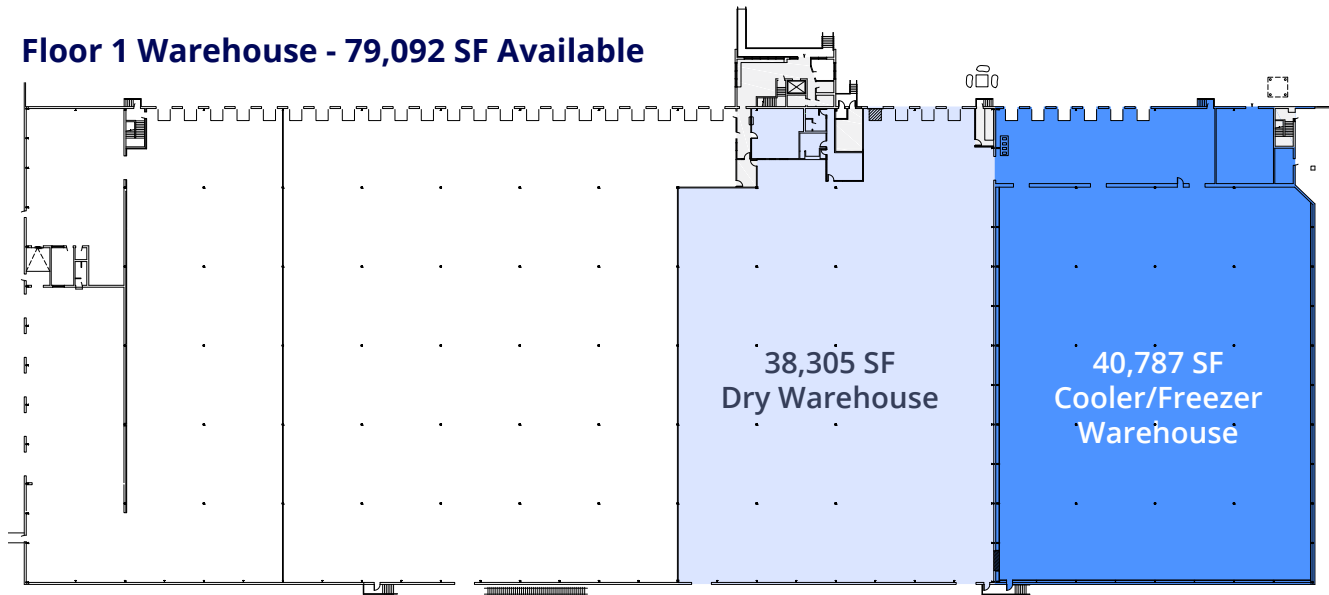


FLOOR PLAN

Floor 2 Mezzanine - 8,625 SF Available



Floor 1 Warehouse - 79,092 SF Available





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