

FOR SALE or LEASE

35,200 sf (17,200 sf Available for Lease)



239 Newburyport Turnpike, Topsfield, MA

Klemmer Associates, LLC is pleased to offer this excellent investment/user property for sale. The property consists of a 35,200 sf commercial building in addition to a residential home on 4 plus acres. Located minutes from I-95 on Route 1 in Topsfield with close proximity to major retail areas and Logan International Airport, this former PetEdge headquarters lends itself to a variety of uses including office, flex, or potential call center space. The commercial property is fully air-conditioned with many recent upgrades.

There is excellent long term cash flow of \$231,000 yearly from Petco, the existing credit tenant. Petco occupies 18,000 sf with a recently signed lease through 2017. The residence also has a long term rental history.

For more information contact



KLEMMER ASSOCIATES, LLC
COMMERCIAL REAL ESTATE SERVICES

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239 Newburyport Turnpike

Topsfield, Massachusetts



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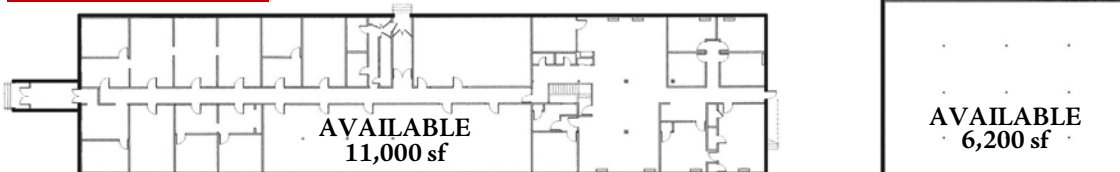
SPECIFICATIONS:

Building Size:	35,200 sf total	Electric:	1,200 amps; 120/208V; 3 phase; 4-wire
For Lease:	17,200 sf available and subdividable down to 2,500 sf	Roof:	Rubber membrane (majority 2-3 yrs. old)
Lot Size:	4.64 acres	Clear Height:	10 feet
Zoning:	Commercial/Residential	Parking:	105 surface spaces
HVAC:	100% AC; 66.5 tons	Water/Sewer:	Municipal/Private Septic
Sprinkler:	Wet throughout	Taxes:	\$23,818 (FY '08)
Security:	Motion detectors, keypad access	Data:	(9) T1 lines

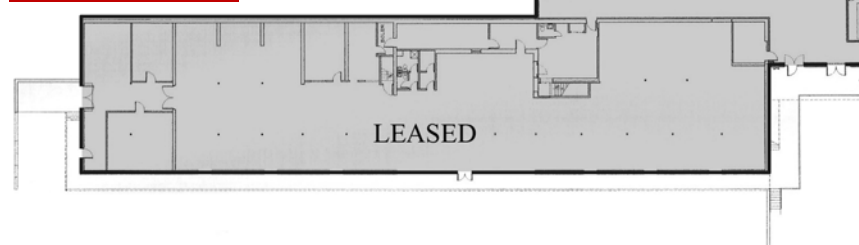
LEASE ABSTRACT:

Tenant:	Petco Animal Supplies Stores, Inc.	Leased Space:	18,000 square feet
Term:	Ten (10) years through 2017	Options:	Two (2) 5-year options
Net Rent:	\$231,000 net	Use:	Pet supply store

SECOND FLOOR PLAN



FIRST FLOOR PLAN



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

For additional information or to sign up for our online service
781.729.5000 or online at www.klemmerassoc.com