

BUILD-TO-SUIT AVAILABLE

55,000-90,000 Square Foot Building



4A First Avenue, Peabody, MA

4A First Avenue is an opportunity to have a brand new building built-to-suit in the premier business park north of Boston. This 2.75 acre site can accommodate a building of up to 90,000 square feet and will be ideal for office, medical or R&D users. The location sits prominently at the beginning of Centennial Drive and offers excellent access to Routes 128, 1 and 95 from various directions.

The size of the building is a function of the use: Medical (55,000 SF with 5 cars/1000); Office (70,000 SF with 4 cars/1000); and R&D (90,000 SF with 3 cars/1000). The site has all utilities including: City water and sewer, natural gas and electric.

Centennial Park is home to over 4.0 million square feet of companies such as ADP, Analogic, Boston Acoustics, Christian Books, BMW and two hotels including the Peabody Marriot.

For more information contact



KLEMMER ASSOCIATES, LLC

COMMERCIAL REAL ESTATE SERVICES

781.729.5000

www.klemmerassoc.com

4A First Avenue
Peabody, MA



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SPECIFICATIONS

- Building Size:** Medical 55,000 SF with 5 cars/1000
Office 70,000 SF with 4 cars/1000
R&D 90,000 SF with 3 cars/1000
- Lot Size:** 2.75 acres
- Parking:** Includes covered parking
- Zoning:** IP
- Water/Sewer:** Municipal
- Utilities:** Natural gas (Keyspan);
Electric (PMLP, Peabody Municipal Light Plant)



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
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