

# AVAILABLE FOR LEASE

## 1 First Avenue

Centennial Park, Peabody, Massachusetts

12,363 SF Industrial Warehouse



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### PROPERTY OVERVIEW

Klemmer Associates is pleased to offer 12,363 square feet of industrial/warehouse space available for lease. The total building size is 135,270 square feet, with 18 to 22 foot ceiling heights and has a large paved parking area. Ideal for fleet/truck parking.

One First Avenue is situated on 10 acres in the prestigious Centennial Park in Peabody MA. Corporate neighbors include Analogic, Christian Books, and Cardinal Health. Property provides easy access to major routes such as I-95, 128 and Route 1.



**KLEMMER ASSOCIATES, LLC**  
COMMERCIAL REAL ESTATE SERVICES

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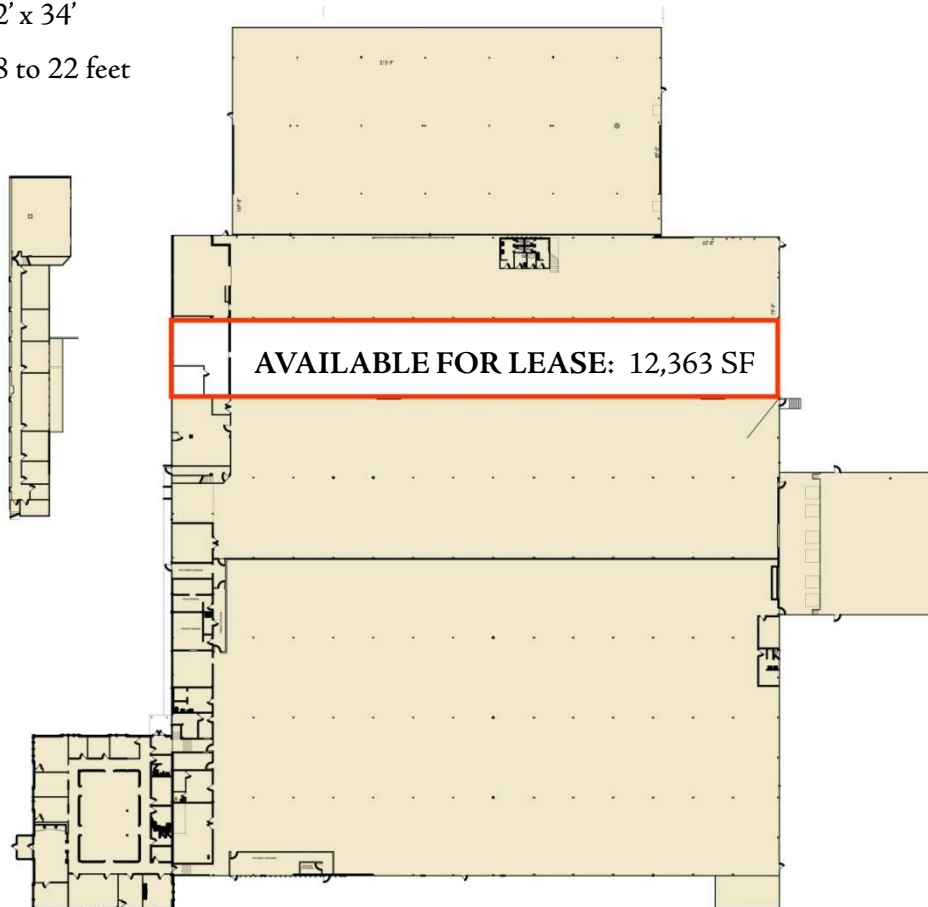
12,363 SF Industrial Warehouse

*For additional information or to sign up for our online service*

**781.729.5000** or **www.klemmerassoc.com**

### SPECIFICATIONS

<b>Building Size:</b>	135,270 SF total	<b>Loading:</b>	Tailboard loading and drive-in available
<b>For Lease:</b>	12,363 SF available	<b>Sprinkler:</b>	Wet throughout
<b>Lot Size:</b>	10 acres	<b>Parking:</b>	200 +/- surface spaces
<b>Year Built:</b>	1964; renovated 1989	<b>Water/Sewer:</b>	Municipal
<b>HVAC:</b>	Heat ceiling units; A/C in office	<b>Zoning:</b>	IP
<b>Electric:</b>	2,000 amps; 480V; 3 phase		
<b>Lighting:</b>	Fluorescent & metal halide		
<b>Column Spacing:</b>	32' x 34'		
<b>Clear Height:</b>	18 to 22 feet		



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