

# AVAILABLE FOR LEASE

## 35 Cherry Hill Drive

Cherry Hill Park, Danvers, Massachusetts

15,000-40,792 SF First Class Office/R&D/Lab



Please contact for more information:

**Greg Klemmer, SIOR**  
Principal  
gklemmer@klemmerassoc.com  
(781) 729-5000 x31

**Tim Brodigan, SIOR**  
Vice President  
tbrodigan@klemmerassoc.com  
(781) 729-5000 x29

Klemmer Associates, LLC  
31 Holton Street  
Winchester, MA 01890  
www.klemmerassoc.com

## PROPERTY OVERVIEW

On behalf of Brookwood Financial, Klemmer Associates is pleased to offer 15,000-40,792 square feet of office/R&D space at 35 Cherry Hill Drive. Recently renovated by a medical device manufacturer the space is state-of-the-art with first class offices, Class 100,000 assembly areas, and separate R&D lab area outfitted with benches.

Cherry Hill offers easy access to Rte 128/I-95 and Rte 1 and is located within 20 miles from Logan International Airport. Corporate neighbors include: Axcelis, Beckman Coulter, Medtronics, Osram Sylvania, American Renal, Abiomed, and Millipore.



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

# AVAILABLE FOR LEASE

## 35 Cherry Hill Drive

Cherry Hill Park, Danvers, Massachusetts

15,000-40,792 SF First Class Office/R&D/Lab

*For additional information or to sign up for our online service*  
**781.729.5000 or [www.klemmerassoc.com](http://www.klemmerassoc.com)**

### SPECIFICATIONS

<b>Building Size:</b>	77,712 square feet	<b>Power:</b>	1,600 amps; 480/277 volt; 3 phase
<b>Available for Lease:</b>	15,000-40,792 square feet	<b>Parking:</b>	233 spaces total; 3/1,000 SF
<b>Lot Size:</b>	7.28 acres	<b>Sprinkler:</b>	100% wet throughout
<b>Year Built:</b>	1985; renovated 2004	<b>Loading:</b>	Two (2) dock height doors
<b>HVAC:</b>	50 gas-fired rooftop units with Class 100,000 clean-room air handling and distribution.	<b>Security:</b>	All perimeter doors are monitored by a card key access system



35 Cherry Hill Drive is managed by Brookwood Management Partners, LLC, an affiliate of Brookwood Financial Partners.



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

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.