

AVAILABLE for LEASE

11,772 SF and 24,726 SF (Total 36,498 SF)



One First Avenue, Peabody MA

Klemmer Associates is pleased to offer 36,498 square feet of subdividable industrial/warehouse space (11,772 or 24,726 square feet) 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.

For more information contact



KLEMMER ASSOCIATES, LLC
COMMERCIAL REAL ESTATE SERVICES

781.729.5000

www.klemmerassoc.com

1 First Avenue

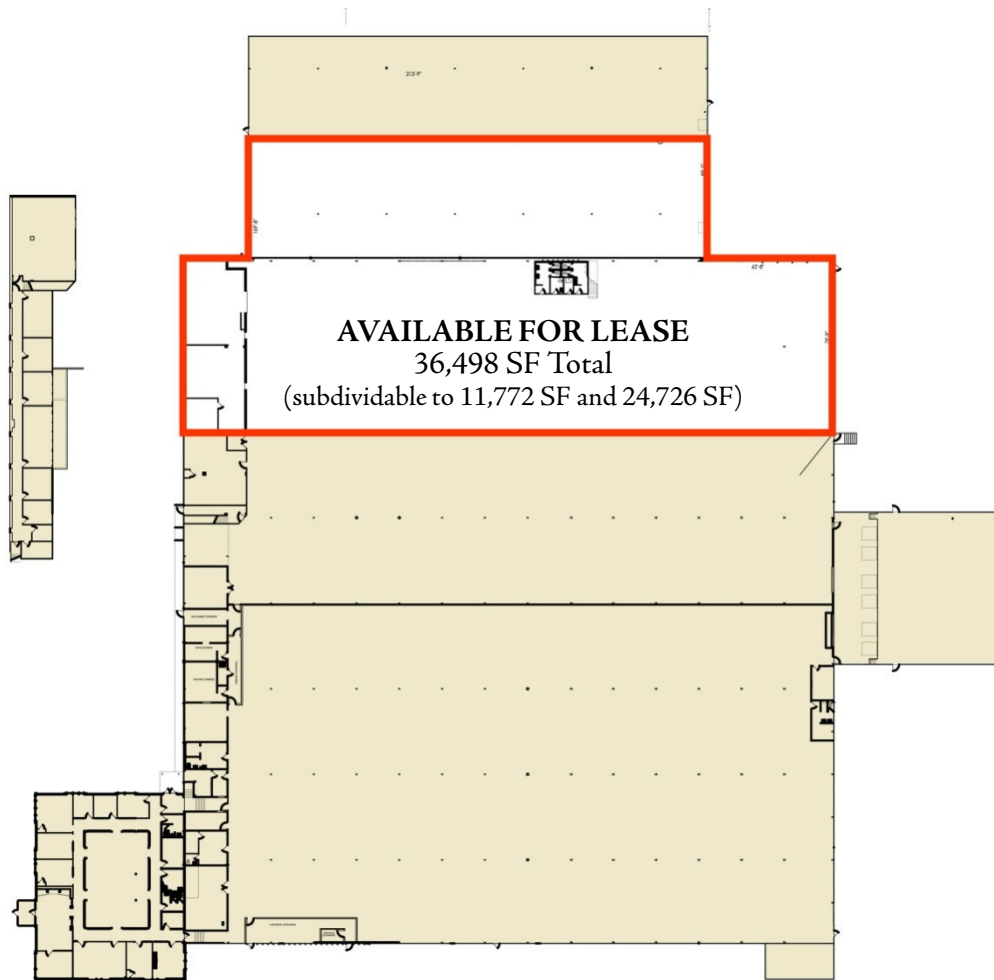
Peabody, Massachusetts



KLEMMER ASSOCIATES, LLC
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SPECIFICATIONS

Building Size: 135,270 SF total	Column Spacing: 20' x 40' and 32' x 34'
For Lease: 36,498 SF total available (subdividable) 11,772-24,726 SF	Clear Height: 18 to 22 feet
Lot Size: 10 acres	Loading: Tailboard loading and drive-in available
Year Built: 1964; renovated 1989	Sprinkler: Wet throughout
HVAC: Heat ceiling units; A/C in office	Parking: 200 +/- surface spaces
Electric: 2,000 amps; 480V; 3 phase	Water/Sewer: Municipal
Lighting: Fluorescent & metal halide	Zoning: IP



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