



**Perishable
Management
Services**

Industrial
and Commercial
Real Estate

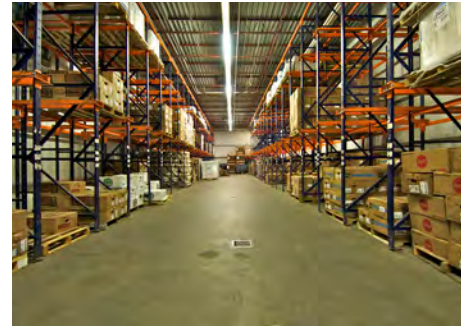
P.O. Box 171220
Boston, MA 02117
www.permanser.com

Tel: 617.424.0040
Fax: 617.424.0080
Mobile: 617.840.1484

USDA APPROVED

REFRIGERATED FOOD PROCESSING & DISTRIBUTION

HACCP APPROVED



SALE or LEASE

±55,777 s.f. Total Building

±95,500 s.f. of Land

±34,072 s.f. Available for Lease

(USDA/HACCP)

±19,700 s.f. Currently Under Lease

Located in the Newmarket Square area of Boston, MA 02118. Newmarket Square is one of the most strategically located industrial areas in the Metro Boston area. This property is less than a .3 miles from the Mass. Pike and Southeast Expressway, and minutes from downtown Boston, Boston University Medical Center, Boston Fish Pier, China Town, Logan Airport, and the Ted Williams Tunnel. This property is located in the heart of Boston's food processing and distribution centers. Accessible by the MBTA either by bus or rail.

- **Deeded Parking Easement in the Center of Newmarket Square**
- **I2 Zoning • Real Estate Taxes 2013 \$ 91,179.48**
- **Floor Drains with Positive Pitched Floors**
- **Multiple Coolers**
- **-10°F Holding Freezer**
- **Multiple Refrigerated Processing Rooms**
- **Heavy Duty Freight Elevator**

Exclusive Broker: Joel B. Miller

Office: 617 4240040

Cell: 617-840-1484

Fax: 617-424-0080

Email: joel@permanser.com

www.permanser.com

Perishable Management Services

P.O. Box 171220

Boston, MA 02117

**Industrial Real Estate
Brokerage Services**



Exclusive Broker: Joel B. Miller
Office: 617 4240040
Cell: 617-840-1484
Fax: 617-424-0080
Email: joel@permanser.com
www.permanser.com

Perishable Management Services
P.O. Box 171220
Boston, MA 02117
Industrial Real Estate
Brokerage Services

*It is not often that a property of this quality comes onto the market for **Sale or Lease.***

*Whether you are an **Owner/Occupant** or an **Investor** this property is truly a remarkable **opportunity***

***and value** for the right Buyer. Timing, Location, Availability and a more than fair price compared to ground up construction or a retro fit.*

- **City Water & Sewer**
- **Sprinklers**
- **Natural Gas**
- **Grease Traps**
- **Ammonia Refrigeration (Partial)**
- **Freon Refrigeration (Partial)**
- **480 volt / 3 phase (2000 amps)**
- **Occupancy: Immediate**

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. This information is subject to change and this offering can be withdrawn without notice