

Industrial and Commercial Real Estate

P.O. Box 171220  
Boston, MA 02117  
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**BUILD TO SUIT MANUFACTURING, PROCESSING, & DISTRIBUTION WAREHOUSING**

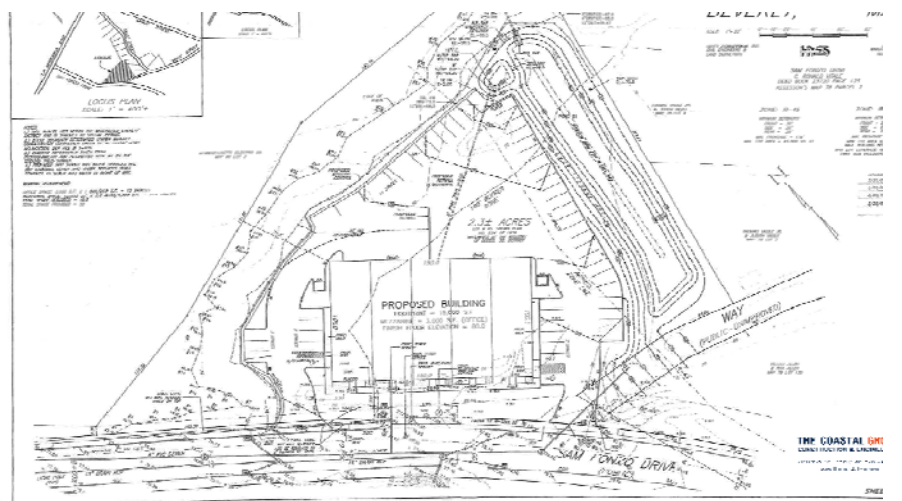


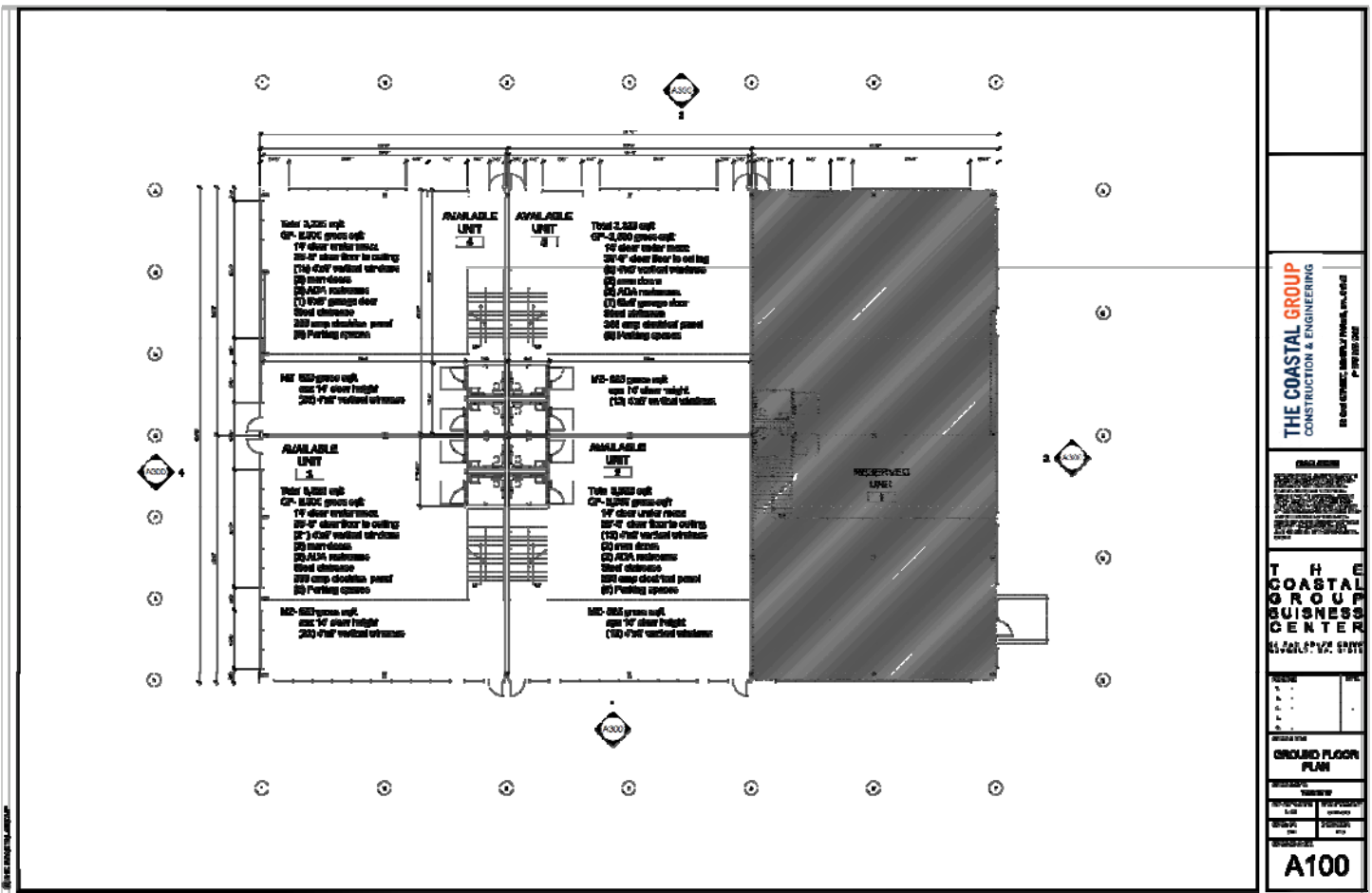
**INDUSTRIAL / COMMERCIAL  
CONDOMINIUMS (or WHOLE BUILDING)  
SALE or LEASE  
95 SAM FONZO DRIVE  
BEVERLY, MA 01915  
±20,000 s.f. Total Building  
±2.34 Acres of Land**

Exclusive Broker: Joel B. Miller  
Office: 617 4240040  
Cell: 617-840-1484  
Fax: 617-424-0080  
Email: joel@permanser.com  
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Perishable Management Services  
P.O. Box 171220  
Boston, MA 02117

Industrial Real Estate  
Brokerage Services





Rare build to suit opportunity for a newly developed industrial / commercial condominiums suitable for professionals, contractors, distribution, cannabis cultivators and distributors, light industrial, food processing, commissary kitchen and/or flex office uses.

The building consists of 20,000 SF inclusive of 15,000 SF on the first floor plus a 5,000 SF mezzanine which can be expanded to up to 15,000 SF. The building can also be delivered with individual condo units that include an open warehouse / office space with a mezzanine with 14' clear under mezzanine 26'-6" clear floor to ceiling in the warehouse, ample natural light, 200 AMP 3-Phase service to each unit, private restrooms, and one to two garages or tailboard dock doors. The site offers 70+ parking spots on a first come first served basis with a tractor trailer turn around for easy access.

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Perishable Management Services  
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 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 for ground up construction compared to other options.*

- City Water & Sewer
- 200 amp / 3-Phase utility to each unit
- Sprinklers
- Natural Gas
- Pro-Cannabis market
- Customizable to fit your workflow perfectly
- Occupancy: Spring 2019

*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.*