

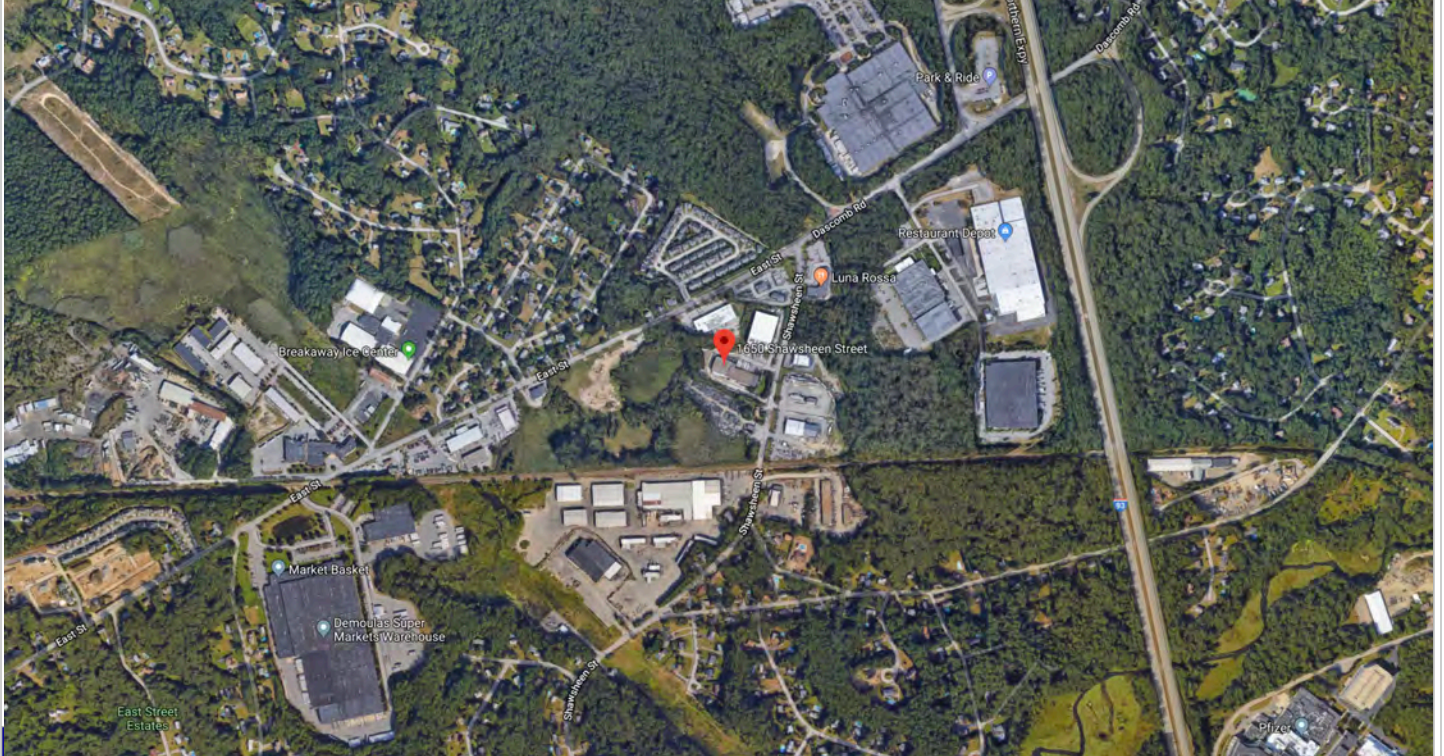
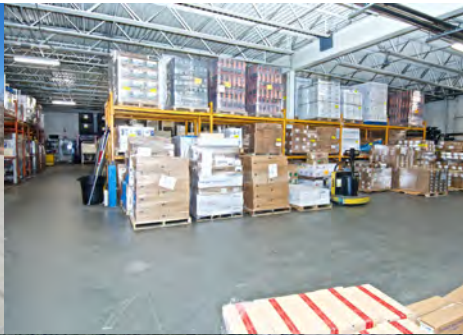
Industrial  
and Commercial  
Real EstateP.O. Box 171220  
Boston, MA 02117  
www.permanser.comTel: 617.424.0040  
Fax: 617.424.0080  
Mobile: 617.840.1484**FOOD MANUFACTURING****WHOLESALE & DISTRIBUTION****COOLER & FREEZER****AVAILABLE / SALE****1650 Shawsheen Street****Tewksbury, MA 01876****5.23 Acres of Land****±61,680 s.f. Total of Two (2) Buildings**

This two (2) building campus offers a unique opportunity for a variety of business uses, consisting of a total of ±68,880 SF, situated on 5.23 acres, just a half a mile off of I-93 in Tewksbury, Massachusetts. Currently the property is being used as a public cold storage warehouse & distribution facility. This facility could easily be converted to a non-refrigerated high bay distribution and manufacturing facility.

**SIMPLY A GREAT LOCATION LOCATION LOCATION LOCATION**

- Zoning: HI
- -10° F Holding Freezer (30')
- High Bay Cooler (30')
- Building #1 / ±27,580 / Office / Cooler / Freezer / 14'-20' Clear
- Building #2 / ±34,100 Freezer / 30' Clear / 4,000 Pallet positions without using the floor.
- Freon Refrigeration System

**Exclusive Broker: Joel B. Miller****Office: 617-424-0040****Cell: 617-840-1484****Fax: 617-424-0080****Email: joel@permanser.com****www.permanser.com**



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**Perishable Management Services**  
**P.O. Box 171220**  
**Boston, MA 02117**  
**USA**

**Industrial Real Estate**  
**Brokerage Services**

- Only minutes from Exit 42 (Dascomb Rd) on I-93 and approximately three miles from I-495.
- Approximately 1.4 miles from the Ballardvale Commuter Rail (Haverhill Line).

- Natural Gas
- Building #1 800amps / 3Phase / 480 Volts
- Building #1 / 9 Tailgate Docks
- Building #2 1000amps / 3Phase / 480 Volts
- Building #2 / 5 Tailgate Docks



*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 This information is subject to change and this offering can be withdrawn without notice*