

60,238 SQUARE FOOT INDUSTRIAL PARK BEVERLY, MASSACHUSETTS

CLEMENZI

INDUSTRIAL



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present **Clemenzi Industrial Park** located in **Beverly, Massachusetts**. Clemenzi Industrial Park is located at 54 West Dane Street and consists of over 60,238 square feet spread across 2.5 acres of land. The offering is currently leased to a variety of tenants and includes a total of 20 suites with under market in-place rents. Clemenzi Industrial Park offers investors the opportunity to acquire a premier value-add industrial offering in a market that continues to grow and prosper.

Beverly, Massachusetts is a desirable north shore community located just 26 miles from Boston. Referred to as the "Garden City" because of its picturesque setting with miles of coastline, public parks and open spaces, Beverly is a prospering city that continues to attract new businesses and residents. With tremendous access to Route 128, five MBTA Commuter Rail stations and an airport, Beverly is easily accessible from all directions.

The Clemenzi Industrial Park represents a unique opportunity to acquire an incredible industrial park with value-add potential. Clemenzi Industrial Park is offered for sale on an unpriced basis. We will be conducting tours of the property in the upcoming weeks with a "call-for-offers" to follow.

For more information please visit www.ClemenziIndustrial.com.



INVESTMENT HIGHLIGHTS



TRANSIT ORIENTED

Clemenzi Industrial Park is located just 0.5 Miles from the Beverly Depot MBTA station. Beverly, MA is equipped with five commuter rail stations, easily accessible to Route 128 and has its own airport; Beverly Airport.



SUPERIOR AREA AMENITIES

Beverly, MA offers residents and businesses a plethora of new restaurants and bars, shopping, parks and access to transportation. With the ongoing development in the area, there is no sign of slow down or shortage of amenities.



VALUE-ADD POTENTIAL

The Clemenzi Industrial Park currently consists of over 60,238 leasable square feet. There are a variety of in place tenants with near term lease expirations at below market rents. The property would also benefit from capital improvements and the property lends itself to a potential long term redevelopment.



AREA DEVELOPMENT

Beverly, MA is currently going through a rush of developments including class A multifamily, retail and commercial projects. With projects ongoing on Rantoul Street including the redevelopment of 112 Rantoul at the Beverly Depot MBTA stations, Beverly continues to show strength.

PROPERTY DETAILS

ADDRESS: 54 WEST DANE STREET,
BEVERLY, MA 01915

GROSS BUILDING SIZE: 51,719 SF

TOTAL LAND SIZE: 92,783 SF (2.13 ACRES)

STORIES: 1

HEIGHT: 20 FEET

UNITS: 15

ADDRESS: 116-118 PARK STREET,
BEVERLY, MA 01915

GROSS BUILDING SIZE: 8,519 SF

TOTAL LAND SIZE: 19,297 SF (0.44 ACRES)

STORIES: 1

HEIGHT: 20 FEET

UNITS: 5



JASON S. WEISSMAN
Founder & Senior Partner
617.850.9608
jweissman@bradvisors.com

NICHOLAS M. HERZ
Managing Director & Partner
617.850.9624
nherz@bradvisors.com

KEVIN R. BENZINGER
Associate Director
617.850.9647
kbenzinger@bradvisors.com



745 Boylston Street | Boston, MA 02116 | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.