

# ZERO TECHNOLOGY DRIVE

PEABODY, MA 01960

**BUILD TO SUIT - R&D / INDUSTRIAL / FLEX**



**0 TECHNOLOGY DRIVE**



*Creating Better Places to Live, Work and Play.®*

## PROPOSED BUILD TO SUIT



## 66,000 SF Available in Centennial Park

1st Class Flex | Industrial | R&D

### PROPOSED

0 Technology Drive represents a rare build to suit opportunity for a state-of-the-art 1st Class Flex, Industrial, or R&D facility. The property is comprised of approximately 6.22 acres of land with the opportunity to construct up to 66,000 SF. Ceiling heights, HVAC, loading and surface parking can be configured to your exact needs.

Work with Combined Properties' full service, in house team of experts to design and build your next facility from the ground up!

### SPECIFICATIONS

**Location:** 0 Technology Drive, Centennial Park, Peabody MA

**Site:** 270,733 SF (6.22 acres)

**Total Building:** 66,000 SF: 1-story flex + mezz

**Parking:** 90 total spaces (1.36 per 1000 GSF).

**Construction:** Build to suit

**Sprinklers:** Fully sprinklered

**Roof:** Rubber membrane

**HVAC:** Gas fired roof top units with heating & cooling throughout

**Fire Prevent:** Complete wet sprinkler system

**Electricity:** Peabody Municipal Lighting

**Gas:** National Grid

**Water & Sewer:** City of Peabody

*Creating Better Places to Live, Work and Play.®*





## ALLOWED USES

-  **Industrial**
-  **R&D**
-  **Flex Space**
-  **Logistics**



## CORPORATE NEIGHBORS

- |                              |                                  |
|------------------------------|----------------------------------|
| Miele Corp                   | TÜV SÜD America                  |
| Lahey Clinic                 | Boston Children's North Hospital |
| Arrow Electronics            | CEVA Logistics                   |
| North Shore Physicians Group | Pilot Freight Services           |
| HTS Engineering              | CVS/Omnicare                     |
| Innovent Technologies        | ThermoFisher                     |
| Cardinal Health              | Analogic                         |
| Energi                       |                                  |

## LOCAL AMENITIES

*Strategically located at the junction of Route 128 and I-95 and only 17 miles to Boston and Logan International Airport, Centennial Park's campus-like setting offers 2 on-site hotels and on-site restaurants. The park boasts a variety of retail, dining, and recreational amenities and is home to a roster of world class corporations. Nearby are dozens of fine restaurants, health clubs, Market Street/ Lynnfield and the North Shore Mall, featuring 130 high-quality retailers.*



## CONTACT

**Greg Regazzini**  
**Senior Vice President, Director of Leasing**  
gregazzini@combinedproperties.com  
781.321.7800 x318  
www.combinedproperties.com

*Creating Better Places to Live, Work and Play.®*