

Zero Technology Drive



Creating Better Places to Live, Work and Play.®





66,000 SF Available in Centennial Park

1st Class Flex | Industrial | R&D

PROPOSED

O 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



ALLOWED USES



Industrial



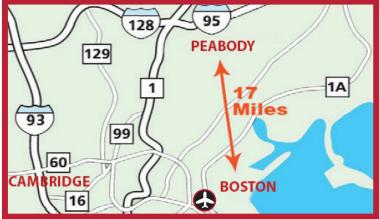
R&D



Flex Space



Logistics



Corporate Neighbors

Miele Corp

Lahey Clinic

Arrow Electronics

North Shore Physicians Group

HTS Engineering

Innovent Technologies

Cardinal Health

Energi

TÜV SÜD America

Boston Children's North Hospital

CEVA Logistics

Pilot Freight Services

CVS/Omnicare

ThermoFisher

Analogic



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