

As the exclusive agent,
Nordlund Associates, Inc.
is pleased to present:

North Shore Business Center is located off of Rt. 114, approximately 1 ¼ miles from major highways Route 1 and Interstate-95. Property consists of 13.5 acres, with a preexisting 66,000 SF flex building and development of two new construction built to suit opportunities combining to create a professional business park totaling 150,000+/- SF.

NORTH SHORE BUSINESS CENTER MIDDLETON, MA



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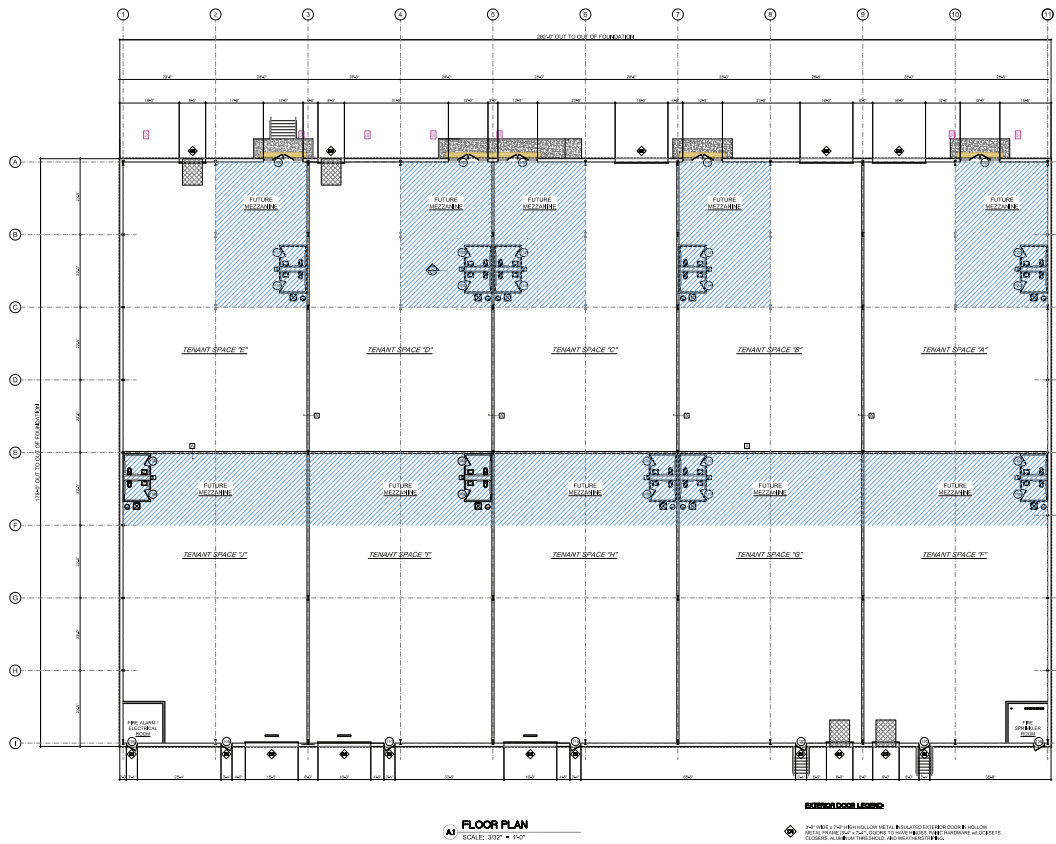
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NORDLUND ASSOCIATES
Commercial Real Estate Advisory Services

FLOOR PLAN BUILDING 200



ABOUT THE PROPERTY

Zoned M1 in Middleton, property supports, Flex, office, Light industrial, retail and medical uses. Ideal opportunity for businesses looking to be in a professional campus setting, with access to major highways including Rt.1, I-95, Rt.114 & Rt.62. Nearby amenities such as abutting retail plaza Middleton Market Place anchored by Market Basket, as well as McDonalds, restaurants, banks and other retail plazas.

NORTH SHORE BUSINESS CENTER

- **Total Building Size: Building 1:** 66,000+/- SF (**3,480** SF Available for Lease)
Building 2: 50,000+/- SF (Built to suit, New Construction Units from 5,000 SF)
Building 3: 39,000+/- SF (**SOLD**)
- **Land:** Approximately 13.5 acres
- **Year Built:** 1975 / Renovated 2014-2015 / New Construction 2016
- **Construction:** Steel Construction
- **Roof:** New
- **Zoning:** M1
- **Sprinkler:** Wet System
- **Sewerage:** Septic capacity of 14,000 gallons per day
- **Parking:** 590 spaces

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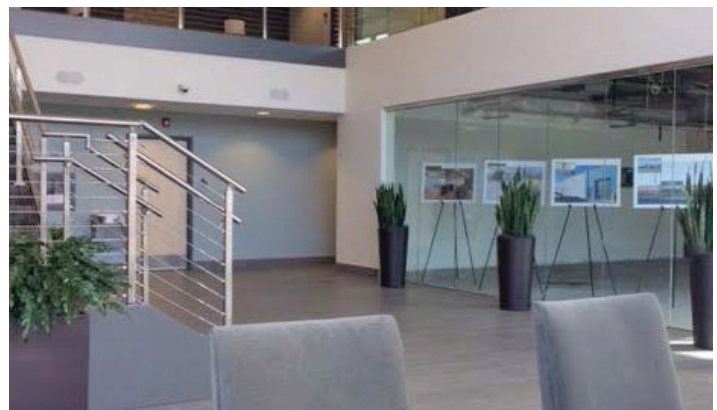
Building 300 Exterior



Building 100 Exterior



Building 100 Lobby

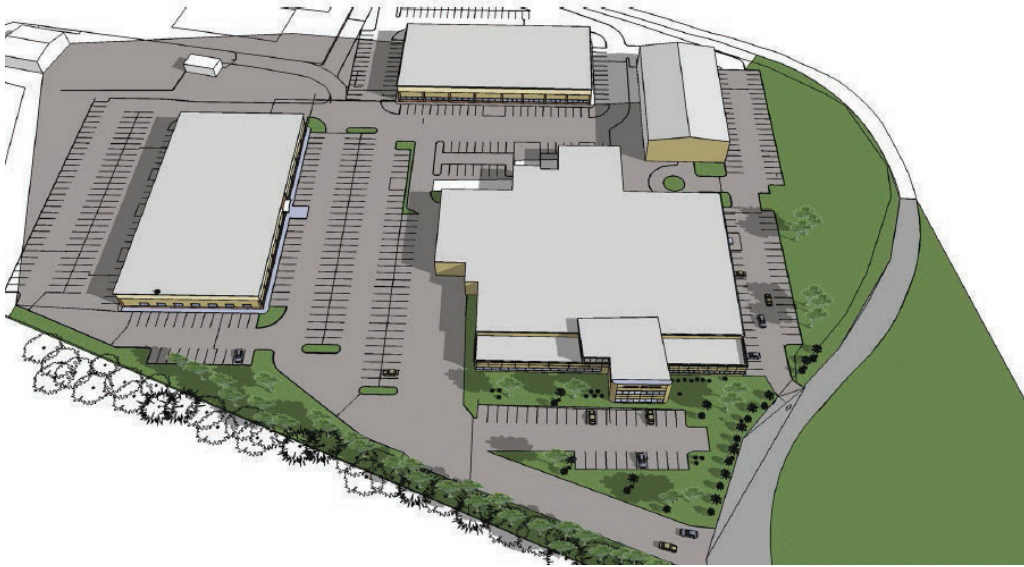


Building 100 Lobby



- New Construction starting at:
 - For Sale \$165/SF
 - Building 200 Delivery 1st Quarter 2017

AERIAL/AMENITIES



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs

For more information in regards to this project contact Nordlund Associates Inc.

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