



 **JLL** SEE A BRIGHTER WAY

For lease

1 Technology Way, Salem, MA

±22,000 SF of

Flex/Manufacturing

±22,000 SF Flex/ Manufacturing

JLL is pleased to present a unique opportunity to lease a recently constructed flex/manufacturing space. Located in Salem, MA the space is well suited to meet the needs of industrial users in a supply constrained area along Rt. 128N. Under institutional quality ownership for the first time, a tenant can expect to enjoy a professional work environment with compelling lease terms for an array of different uses.

Premises details

Availability ±22,000 SF

Timing Immediately

Term Negotiable



Building specifications

Building area ±84,000 SF

Year built/renovated 1996/2018

Car parking 46 Spaces (to suite)

Electrical 4,000A, 208V (to building)
1,000A, 208V (to suite)

Clear height 14.5' to joist

Loading One (1) dock door with
leveler (expandable)

Construction CMU block &
insulated metal panel

Lighting LED Fixtures

Sprinkler Automatic, wet-pipe

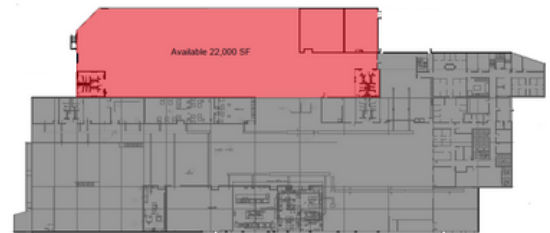
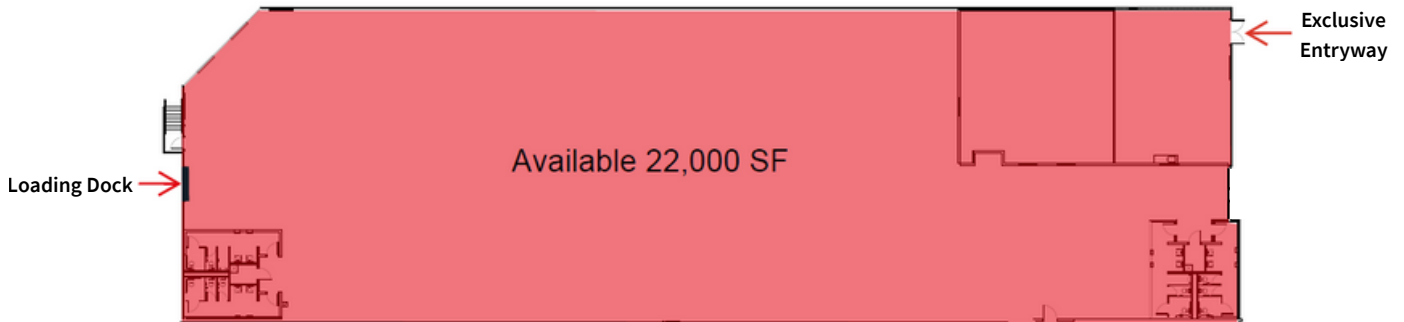
Utilities

Water & sewer City of Salem

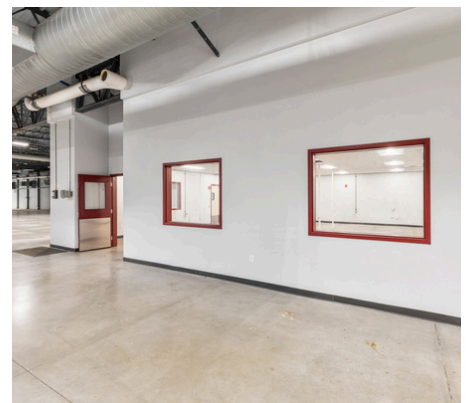
Gas National Grid

Electric National Grid

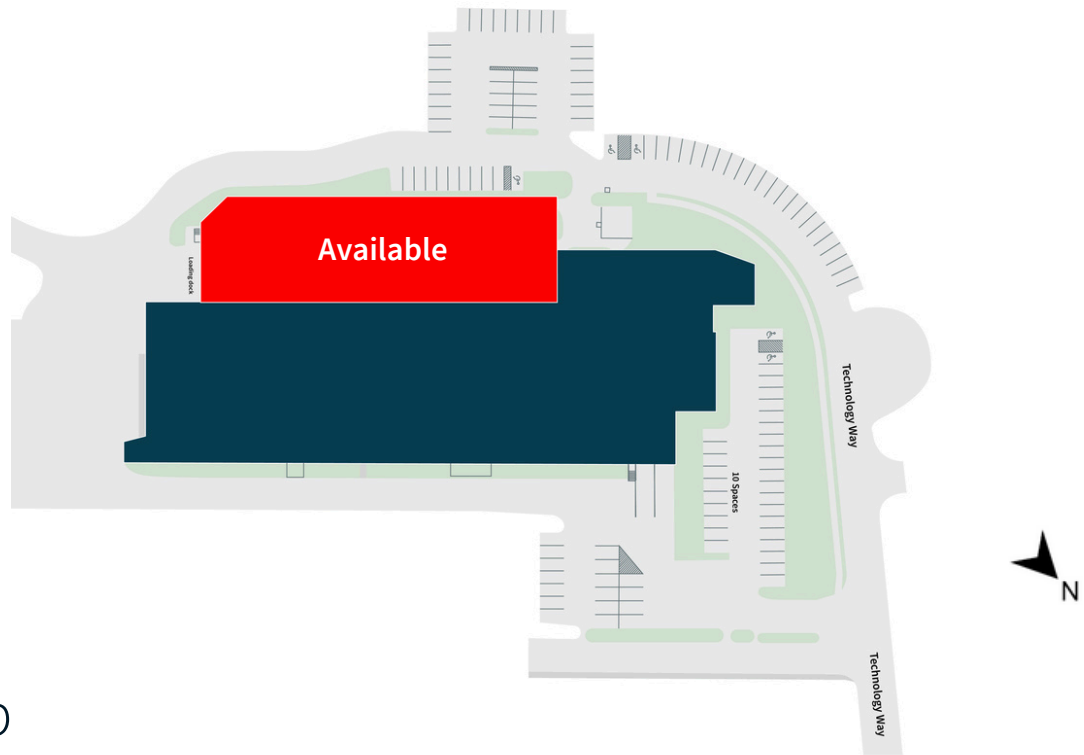
Floor plan



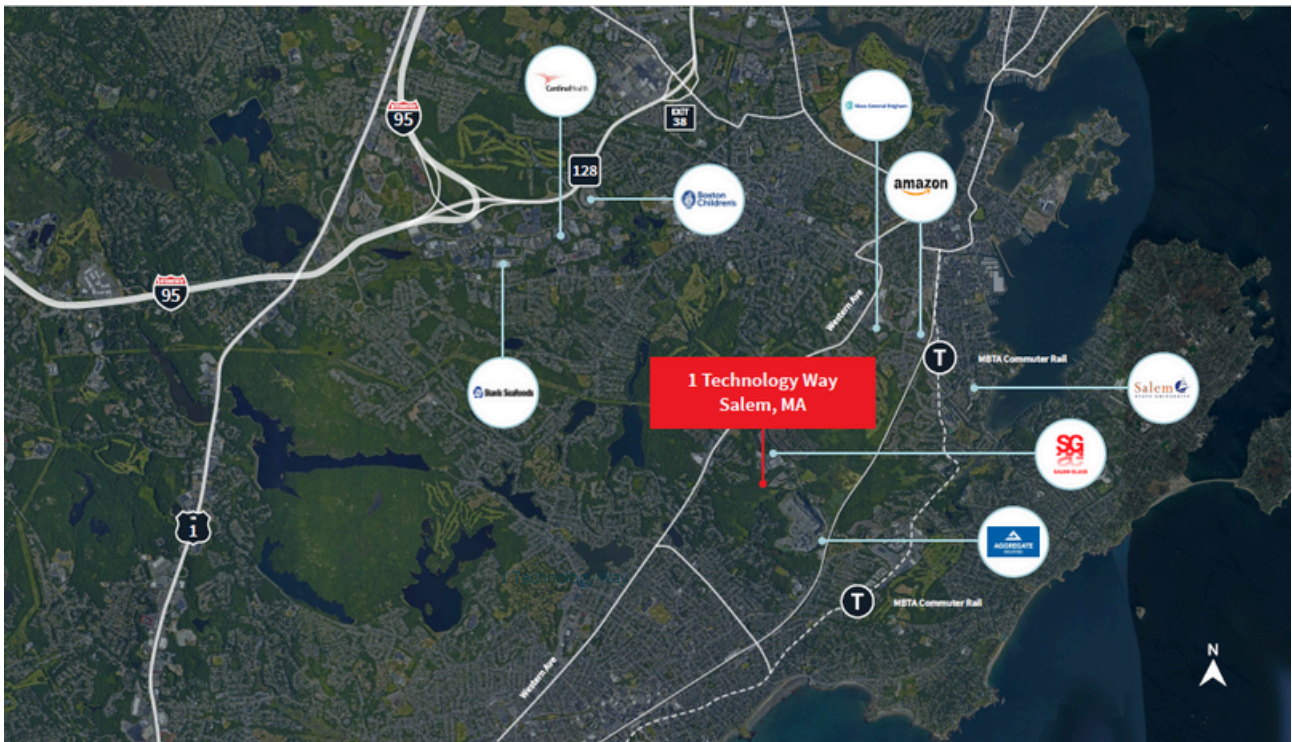
Interior



Site plan



Aerial Map



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