

305 MASSABESIC STREET

MANCHESTER, NEW HAMPSHIRE



**MULTI-TENANT INDUSTRIAL ASSET
PRICED AT \$83.68/SF**

**STRATEGIC INDUSTRIAL LOCATION
ONE MILE FROM MAJOR HIGHWAYS**

Marcus & Millichap

CONFIDENTIALITY AGREEMENT

THE INFORMATION CONTAINED IN THE FOLLOWING MARKETING BROCHURE IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED TO BE REVIEWED ONLY BY THE PARTY RECEIVING IT FROM MARCUS & MILLICHAP AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF MARCUS & MILLICHAP. THIS MARKETING BROCHURE HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. MARCUS & MILLICHAP HAS NOT MADE ANY INVESTIGATION, AND MAKES NO WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, PCB'S OR ASBESTOS, THE COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTS OF ANY TENANT, OR ANY TENANT'S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY. THE INFORMATION CONTAINED IN THIS MARKETING BROCHURE HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, MARCUS & MILLICHAP HAS NOT VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN. NOR HAS MARCUS & MILLICHAP CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS AND MAKES NO WARRANTY OR REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN. MARCUS & MILLICHAP IS A SERVICE MARK OF MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC. © 2025 MARCUS & MILLICHAP. ALL RIGHTS RESERVED.

NON-ENDORSEMENT NOTICE

MARCUS & MILLICHAP IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IDENTIFIED IN THIS MARKETING PACKAGE. THE PRESENCE OF ANY CORPORATION'S LOGO OR NAME IS NOT INTENDED TO INDICATE OR IMPLY AFFILIATION WITH, OR SPONSORSHIP OR ENDORSEMENT BY, SAID CORPORATION OF MARCUS & MILLICHAP, ITS AFFILIATES OR SUBSIDIARIES, OR ANY AGENT, PRODUCT, SERVICE, OR COMMERCIAL LISTING OF MARCUS & MILLICHAP, AND IS SOLELY INCLUDED FOR THE PURPOSE OF PROVIDING TENANT LESSEE INFORMATION ABOUT THIS LISTING TO PROSPECTIVE CUSTOMERS.

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED HEREIN ARE FOR EXAMPLE PURPOSES ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES IS A SERVICE MARK OF MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC. © 2025 MARCUS & MILLICHAP

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

EXCLUSIVELY OFFERED BY:

LUIGI LESSA

DIRECTOR INVESTMENTS
TEL: 617.896.7216 | CELL: 561.301.0988
LUIGI.LESSA@MARCUSMILLICHAP.COM

MATTIAS EDENKRANS

ASSOCIATE INVESTMENTS
TEL: 617.896.7218 | CELL: 214.907.8227
MATTIAS.EDENKRANS@MARCUSMILLICHAP.COM

THOMAS SHIHADDEH

BROKER OF RECORD
MANAGING DIRECTOR, MARKET LEADER
TEL: 617.896.7250 | LICENSE: 10301217090
THOMAS.SHIHADDEH@MARCUSMILLICHAP.COM

Marcus & Millichap



TABLE OF CONTENTS

EXECUTIVE
SUMMARY

06

INVESTMENT
FINACIALS

17

PROPERTY
DETAILS

10

TENANT
SUMMARY

21

PROPERTY
PHOTOS

14

PROPERTY
LOCATION

24

Marcus & Millichap



EXECUTIVE SUMMARY

Marcus & Millichap





THE OFFERING

MARCUS & MILLICHAP IS PLEASED TO EXCLUSIVELY OFFER 305 MASSABESIC STREET IN MANCHESTER, NEW HAMPSHIRE FOR SALE, A MULTI-TENANT INDUSTRIAL PROPERTY TOTALING APPROXIMATELY 46,307 SQUARE FEET ON 2.12 ACRES ALONG MANCHESTER'S ESTABLISHED EAST SIDE CORRIDOR. THE BUILDING FEATURES CEILING HEIGHTS OF 12 TO 24 FEET, 75 PARKING SPACES, AND ORIGINAL CONSTRUCTION DATING TO 1900 WITH SUBSEQUENT ADDITIONS IN 1968 AND 2022. ITS LOCATION PROVIDES STRONG REGIONAL CONNECTIVITY, SITTING JUST FOUR MINUTES FROM INTERSTATE 93, FIVE MILES FROM MANCHESTER-BOSTON REGIONAL AIRPORT, AND MINUTES FROM DOWNTOWN MANCHESTER. THE PROPERTY ALSO OFFERS APPROXIMATELY 9,047 SQUARE FEET OF AVAILABLE SECOND-FLOOR OFFICE SPACE THAT COULD BE CONVERTED TO STORAGE, CREATING ADDITIONAL LEASE-UP POTENTIAL FOR A NEW OWNER.

THE BUILDING IS 81% OCCUPIED BY A DIVERSE TENANT BASE OPERATING ACROSS WHOLESALE ELECTRICAL DISTRIBUTION, BRANDED APPAREL, COMMERCIAL PRINTING, AND VEHICLE GRAPHICS. OFFERED AT \$3,875,000 (\$83.68 PER SQUARE FOOT) AND A 7.01% CAP RATE, 305 MASSABESIC STREET PRESENTS AN OPPORTUNITY TO ACQUIRE A CASH-FLOWING INDUSTRIAL INVESTMENT WITH MEANINGFUL VALUE-ADD UPSIDE LEASE UP AND LEASE RENEWALS. THE PROPERTY'S FUNCTIONAL FLEXIBILITY, VARIED CEILING HEIGHTS, AND MULTIPLE BUILDING SECTIONS SUPPORT BROAD TENANT APPEAL ACROSS A RANGE OF INDUSTRIAL AND FLEX USERS.

OFFERING SUMMARY

PURCHASE PRICE	\$3,875,000
PRICE/SF	\$83.68/SF
CAP RATE	7.01%
GROSS BUILDING AREA	+/- 46,307 SF
YEAR BUILT	1900 / 1968 / 2022
LOT SIZE	+/- 2.12
OCCUPANCY	81%
CEILING HEIGHT	12'-24'
PARKING	75 SPACES

INVESTMENT HIGHLIGHTS

- STRATEGIC INDUSTRIAL LOCATION | FOUR MINUTES FROM I-93 | FIVE MILES FROM MANCHESTER-BOSTON REGIONAL AIRPORT
- MULTI-TENANT INDUSTRIAL ASSET | 46,307 SF ON 2.12 ACRES | LOW MARKET VACANCY | 2.5 YEAR WALT
- PRICED BELOW REPLACEMENT COST AT \$83.68/SF WITH A 7.01% CAP RATE ON IN-PLACE INCOME | STABLE CASH FLOW WITH EMBEDDED UPSIDE
- FUNCTIONAL FLEXIBILITY | 12' TO 24' CEILING HEIGHTS | MULTIPLE BUILDING SECTIONS APPEAL TO A BROAD RANGE OF INDUSTRIAL USERS
- DOUBLE DIGIT YIELD POTENTIAL | 9,047 SF OF VACANCY CREATES NEAR-TERM LEASE-UP UPSIDE | BELOW MARKET RENTS



\$3,875,000
PURCHASE PRICE



4
TENANTS



\$83.68/SF
PRICE/SF



2.12 AC
LOT SIZE



7.01%
CAP RATE



THREE (3)
DOCKS



PROPERTY **DETAILS**

Marcus & Millichap

PROPERTY SPECIFICATIONS

GENERAL

GROSS BUILDING AREA	+/- 46,307 SF
305 MASSABESIC STREET SF	+/- 41,140 SF
347 MASSABESIC STREET SF	+/- 6,100 SF
LOT SIZE	+/- 2.12 AC
YEAR BUILT	1900 / 1968 / 2022
ZONING	R-2 / RDV Commercial / Industrial
CEILING HEIGHT	12' - 24'
ROOF TYPE/AGE	Metal & Rubber Membrane / 4 Years
FRONTAGE	392' on Massabesic Street
PARKING SPOTS	+/- 75
CONSTRUCTION TYPE	Steel & Wood Frame
FLOOR SLAB THICKNESS	6"
WALLS	Sheet Rock, Panel & Insulated Metal
ANNUAL RE TAXES (2025)	\$48,981.76 (2025)
DRIVE-IN DOORS	Nine (9)
305 MASSABESIC STREET	One (1) 14'
347 MASSABESIC STREET	Eight (8) 10'-14'
LOADING DOCKS	Three (3) 16' Covered Doors

MECHANICAL

HVAC/AGE	Forced Hot Air, Unit Heaters Gas Oil / Central AC
ELECTRICAL	-
SPRINKLER	Wet System
LIGHTING	LED/Fluorescent

UTILITIES

WATER/SEWER	Municipal
GAS	Natural Gas
ELECTRIC	Eversource

BUILDING OVERVIEW

46,307 SF GROSS BUILDING AREA

12'-24' CEILING HEIGHT

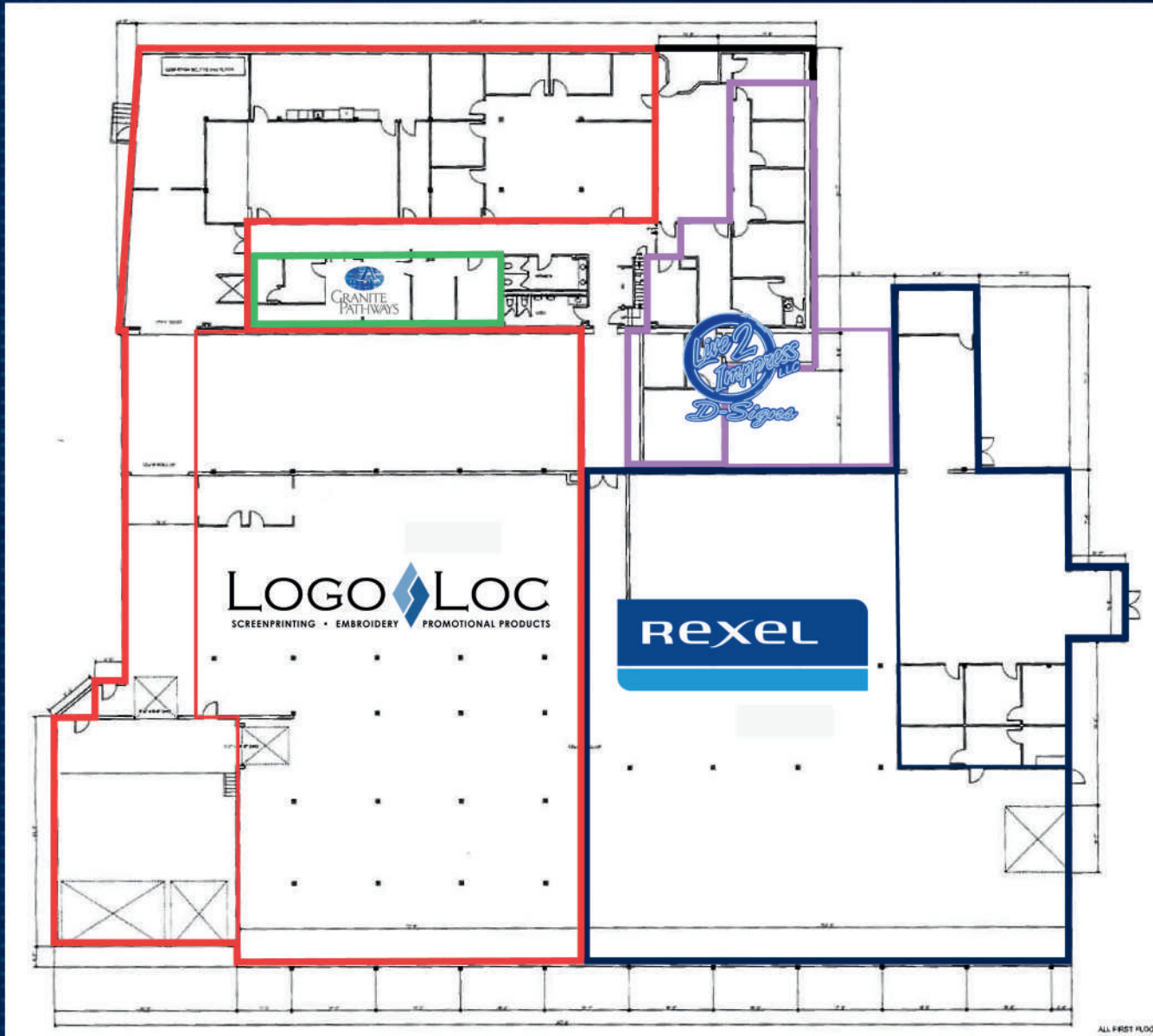
2.12 AC LOT SIZE

5 TOTAL UNITS

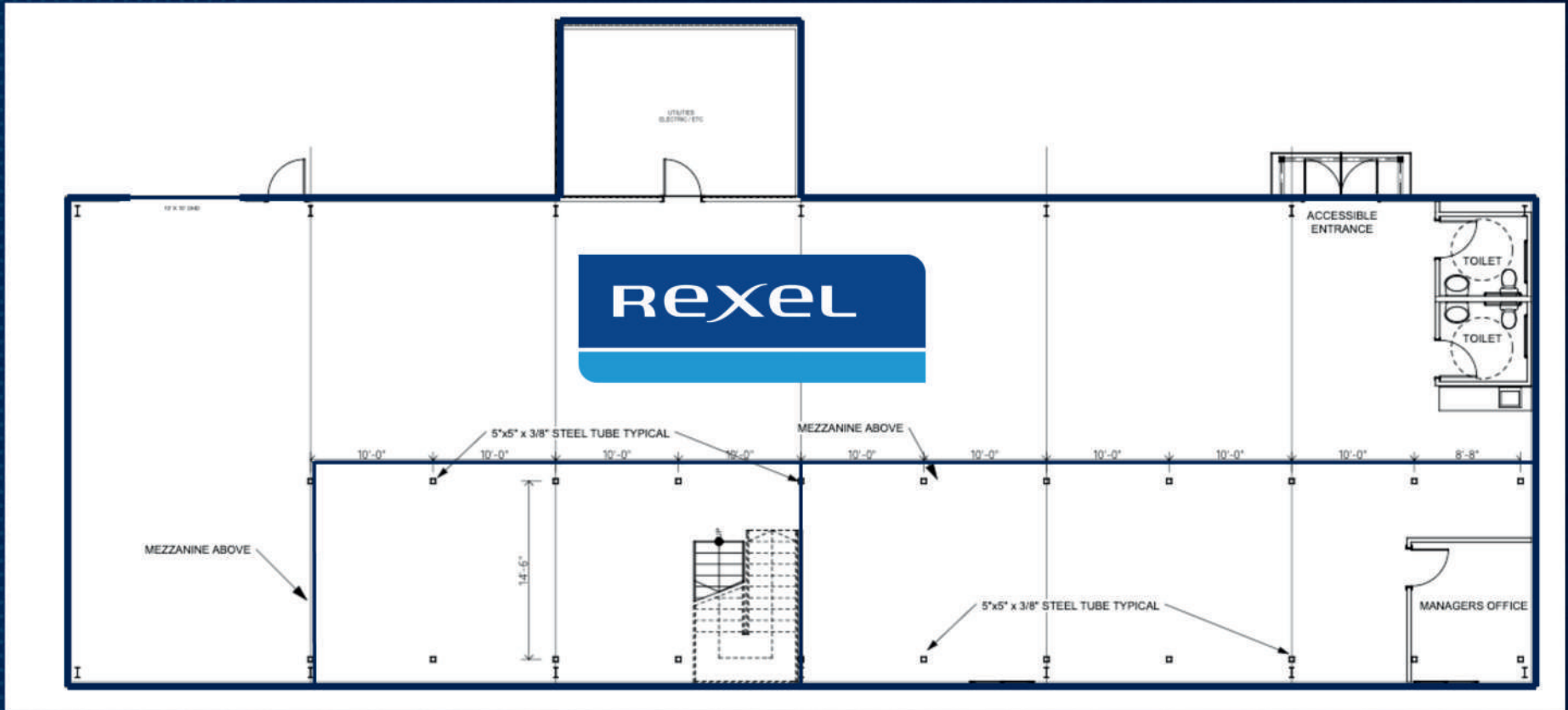
4 TOTAL TENANTS



305 MASSABESIC STREET FLOOR PLAN



347 MASSABESIC STREET FLOOR PLAN





PROPERTY **PHOTOS**

Marcus & Millichap

BUILDING EXTERIOR



305 MASSABESIC INTERIOR



347 MASSABESIC INTERIOR



INVESTMENT FINANCIALS

Marcus & Millichap

RENT ROLL

TENANT NAME	SF	%	LEASE TYPE	LEASE EXP.	2026 RENT/SF	2026 RENT	2027 RENT/SF	2027 RENT
LOGOLOC INC	15,867	34%	NNN	7/31/28	\$8.80	\$139,555	\$9.06	\$143,741
REXEL	18,393	40%	NNN	3/31/29	\$7.72	\$142,078	\$7.96	\$146,341
LIVE2IMPRESS	1,900	4%	NNN	2/28/28	\$9.02	\$17,134	\$9.29	\$17,648
GRANITE PATHWAYS	1,100	2%	NNN	7/31/29	\$10.30	\$11,330	\$10.61	\$11,670
2ND FLOOR OFFICE	9,047	20%	-	-	\$0.00	\$0.00	\$5.00	\$45,235
TOTAL	46,307	100%				\$310,096		\$364,634



CONFIDENTIAL: THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS, OR ESTIMATES USED HEREIN ARE FOR EXAMPLE PURPOSES ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES IS A SERVICE MARK OF MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC. © 2026 MARCUS & MILLICHAP

INCOME & EXPENSES

INCOME	CURRENT (2026)			PRO-FORMA (2027)		
	2026		\$/SF	2027		\$/SF
Gross Potential Rent (GPR)	\$310,096		\$6.70	\$364,634		\$7.87
Other Income (Rexel TI)	\$26,565		\$0.57	\$26,565		\$0.57
Expense Reimbursement Income	\$169,118	80%	\$3.65	\$216,486	100%	\$4.68
Potential Gross Revenue (PGR)	\$505,779		\$10.92	\$607,686		\$13.12
Vacancy	(\$19,169)	4%	(\$0.41)	(\$23,245)	4%	(\$0.50)
Effective Gross Revenue (EGR)	\$486,611		\$10.51	\$584,441		\$12.62
EXPENSES		% OF EGR			% OF EGR	
Cleaning	(\$11,924)	2%	(\$0.26)	(\$12,282)	2%	(\$0.27)
Landscaping & Snow	(\$21,002)	4%	(\$0.45)	(\$21,632)	4%	(\$0.47)
Repairs & Maintenance	(\$15,623)	3%	(\$0.34)	(\$16,092)	3%	(\$0.35)
Security	(\$2,415)	0%	(\$0.05)	(\$2,487)	0%	(\$0.05)
Insurance	(\$11,300)	2%	(\$0.24)	(\$11,639)	2%	(\$0.25)
Real Estate Taxes	(\$48,981)	10%	(\$1.06)	(\$50,450)	9%	(\$1.09)
Management Fee	(\$24,996)	5%	(\$0.54)	(\$25,746)	4%	(\$0.56)
Water Sewer	(\$12,332)	3%	(\$0.27)	(\$12,702)	2%	(\$0.27)
Electric	(\$61,608)	13%	(\$1.33)	(\$63,456)	11%	(\$1.37)
Total Reimbursable Expenses	(\$210,181)	43%	(\$4.54)	(\$216,486)	37%	(\$4.68)
Lease Turnover Reserves	(\$4,866)	1%	(\$0.11)	(\$5,844)	1%	(\$0.13)
Total Operating Expenses	(\$215,047)	44%	(\$4.64)	(\$222,331)	38%	(\$4.80)
Net Operating Income (NOI)	\$271,564		\$5.86	\$362,110		\$7.82

CONFIDENTIAL: THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS, OR ESTIMATES USED HEREIN ARE FOR EXAMPLE PURPOSES ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. MARCUS & MILLICHAPE REAL ESTATE INVESTMENT SERVICES IS A SERVICE MARK OF MARCUS & MILLICHAPE REAL ESTATE INVESTMENT SERVICES, INC. © 2025 MARCUS & MILLICHAPE

TENANT SUMMARY

Marcus & Millichap

LEASE ABSTRACT



REXEL USA IS THE AMERICAN SUBSIDIARY OF REXEL GROUP, A GLOBAL LEADER IN THE PROFESSIONAL DISTRIBUTION OF ELECTRICAL SUPPLIES, LIGHTING, ENERGY MANAGEMENT, AND AUTOMATION PRODUCTS. OPERATING HUNDREDS OF BRANCHES ACROSS THE UNITED STATES, REXEL SERVES ELECTRICAL CONTRACTORS, INDUSTRIAL FACILITIES, AND COMMERCIAL END USERS WITH PRODUCTS RANGING FROM WIRE AND CABLE TO SWITCHGEAR, LIGHTING FIXTURES, AND CONNECTED BUILDING SOLUTIONS. THE COMPANY IS HEADQUARTERED IN DALLAS, TEXAS, AND IS PART OF A PARIS-BASED PARENT COMPANY THAT OPERATES IN OVER 20 COUNTRIES WITH ANNUAL REVENUES EXCEEDING \$20 BILLION GLOBALLY.

- PUBLICLY TRADED ON THE PARIS STOCK EXCHANGE (TICKER: RXL)
- 27,000+ EMPLOYEES WORLDWIDE
- 1,950 POINTS OF SALE ACROSS 19 COUNTRIES
- MARKET CAP OF APPROXIMATELY \$11.4 BILLION

WEBSITE: WWW.REXELUSA.COM

Tenant Summary

Tenant Name	Rexel USA, Inc
Tenant Industry	Wholesale Electrical Distribution
Building Share Percentage	40%
Roof & Structure	Landlord
Square Footage	18,393 SF
Initial Lease Term	5 Years
Monthly Rent (March 2026)	\$11,839.85
Annual Rent (March 2026)	\$142,078.20
Rent Escalator	3% Annually
Lease Type	NNN
Rent/SF	\$7.96/SF
Lease Start Date	02/03/2012
Lease Expiration Date	03/31/2029

Rent Schedule	Annual Rent	Monthly Rent	Rent Increases
4/1/2025 - 3/31/2026	\$137,947.56	\$11,495.63	+3.0%
4/1/2026 - 3/31/2027	\$142,078.20	\$11,839.85	+3.0%
4/1/2027 - 3/31/2028	\$146,348.57	\$12,195.71	+3.0%
4/1/2028 - 3/31/2029	\$150,739.02	\$12,561.59	+3.0%

*IN ADDITION TO THE BASE RENT SCHEDULE ABOVE, TENANT IS RESPONSIBLE FOR A MONTHLY TI REIMBURSEMENT PAYMENT OF \$2,213.75, PAYABLE AS ADDITIONAL RENT OVER 84 MONTHLY INSTALLMENTS, NOT TO EXCEED \$185,955.00

LEASE ABSTRACTS



LOGO LOC, INC. IS A MANCHESTER, NH-BASED BRANDED APPAREL AND PROMOTIONAL PRODUCTS COMPANY FOUNDED IN 1992. THE COMPANY PROVIDES CUSTOM SCREEN PRINTING, EMBROIDERY, AND PROMOTIONAL MERCHANDISE WITH IN-HOUSE DESIGN AND PRODUCTION CAPABILITIES, SERVING CORPORATE CLIENTS NATIONWIDE. ITS PRODUCT LINES INCLUDE CORPORATE UNIFORMS, BRANDED GOLFWEAR, AND ECO-FRIENDLY APPAREL FROM NAMES LIKE NIKE, GREG NORMAN, AND IZOD.

Tenant Overview

Tenant Name	LogoLoc, Inc
Tenant Industry	Promotional Products & Branded Apparel
Building Share Percentage	29%
Rent/SF	\$8.80/SF
Square Footage	15,867 SF
Monthly Rent	\$11,629.55
Annual Rent	\$139,555.37
Rent Escalator	3% Annual
Lease Type	NNN
Lease Start Date	08/01/2023
Lease Expiration Date	07/31/2028
Renewal Options	(1) Five-Year Option @ 3% Annual



LIVE 2 IMPRESS IS A MANCHESTER, NH-BASED PRINT AND GRAPHICS COMPANY LOCATED AT 305 MASSABESIC STREET. THE COMPANY SPECIALIZES IN VEHICLE WRAPS, COMMERCIAL SIGNAGE, BANNERS, BUSINESS CARDS, FLYERS, LAMINATED MAGNETS, REAL ESTATE SIGNS, AND CUSTOM APPAREL. LIVE 2 IMPRESS ALSO OFFERS PAINT PROTECTION FILM AND WINDOW TINTING SERVICES.

Tenant Overview

Tenant Name	Live 2 Impress Designs, LLC
Tenant Industry	Commercial Printing & Vehicle Graphics
Building Share Percentage	4%
Rent/SF	\$9.02/SF
Square Footage	1,900 SF
Monthly Rent	\$1,427.80
Annual Rent	\$17,134.56
Rent Escalator	3% Annual
Lease Type	NNN
Lease Start Date	03/01/2025
Lease Expiration Date	02/28/2028
Renewal Options	N/A

The background of the slide is a dark blue aerial photograph of a city street grid, showing various building footprints and street layouts. A thin orange horizontal line runs across the middle of the slide, passing behind the main title.

PROPERTY **LOCATION**

Marcus & Millichap

CORPORATE NEIGHBORS



The City of
Manchester, NH



305
MASSABESIC
STREET



SNHU



BRADY·SULLIVAN
PROPERTIES

BUILDING ACCESSIBILITY



DRIVE TIMES



4 MINUTES



7 MINUTES



7 MINUTES



6 MINUTES

REGIONAL MAP



TRAVEL DISTANCES

BOSTON

54 MILES

WOBURN

46 MILES

MANCHESTER

0.1 MILES

NASHUA

20 MILES

WORCESTER

73 MILES

SPRINGFIELD

125 MILES

PROVIDENCE

100 MILES

HARTFORD

134 MILES

MANCHESTER, NH DEMOGRAPHICS

116,386



MANCHESTER
POPULATION
IN 2026

3.69%



1-YEAR
EMPLOYMENT
GROWTH

25,566



EMPLOYED
POPULATION

\$336,300



MEDIAN
PROPERTY
VALUE IN
MANCHESTER

\$77,415



MEDIAN
HOUSEHOLD
INCOME

2.25%



MEDIAN
HOUSE HOLD
INCOME YOY
GROWTH

49.30%



HOME
OWNERSHIP
RATE

1,587



REGISTERED
BUSINESS IN
MANCHESTER

36.0



MANCHESTER
MEDIAN AGE



305 MASSABESIC STREET

MANCHESTER, NEW HAMPSHIRE

CAPITAL MARKETS

LUIGI LESSA

DIRECTOR INVESTMENTS
TEL: 617.896.7216 | CELL: 561.301.0988
LUIGI.LESSA@MARCUSMILlichap.COM

MATTIAS EDENKRANS

ASSOCIATE INVESTMENTS
TEL: 617.896.7218 | CELL: 214.907.8227
MATTIAS.EDENKRAS@MARCUSMILlichap.COM

THOMAS SHIHADDEH

BROKER OF RECORD
TEL: 617.896.7250 | LICENSE: 10301217090
THOMAS.SHIHADDEH@MARCUSMILlichap.COM

DEBT & STRUCTURED FINANCE

ROBERT DAMIGELLA

DIRECTOR INVESTMENTS
TEL: 617.896.7216 | CELL: 561.301.0988
LUIGI.LESSA@MARCUSMILlichap.COM

Marcus & Millichap

MARCUS & MILlichap | 100 HIGH STREET #1025 BOSTON, MA 02110 | WWW.MARCUSMILlichap.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED HEREIN ARE FOR EXAMPLE PURPOSES ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. MARCUS & MILlichap REAL ESTATE INVESTMENT SERVICES IS A SERVICE MARK OF MARCUS & MILlichap REAL ESTATE INVESTMENT SERVICES, INC. © 2026 MARCUS & MILlichap