



**WORLD-CLASS 130,000 SF
SPORTS FACILITY
33,000 +/- SF FIELDHOUSE
AVAILABLE**

15 MANNING AVENUE

MIDDLETON, MA

33,000 +/- SF | INDOOR FIELDHOUSE AVAILABLE

- NO COLUMNS
- 34'-40' CLEAR HEIGHT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

WORLD-CLASS SPORTS FACILITY
33,000 +/- SF OF TOTAL SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- TWO REGULATION SIZE HOCKEY RINKS
- ONE LARGE MULTI-PURPOSE TURF FIELDHOUSE
- 34'-40' CLEAR HEIGHT
- LARGE PARKING LOT
- PHYSICAL THERAPY: SPORTS REHABILITATION UNLIMITED
- WORLD RENOWNED SPORTS TRAINER: MIKE BOYLE
- FOOD SERVICE: DUNKIN DONUTS & ITALIAN RESTAURANT
- LOCATED 1.3 MILES OFF ROUTE 1
- LESS THAN 3 MILES TO I-95 INTERCHANGE

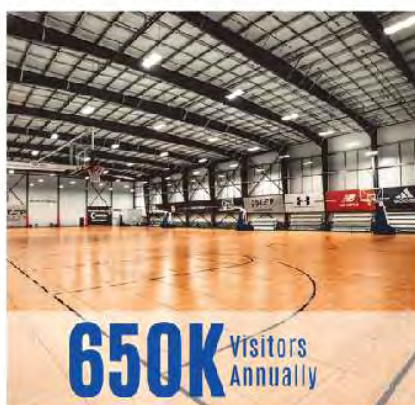
OFFERING SUMMARY

Building Size:	128,100 SF
Available Space:	33,000 +/- SF
Lot Size:	8.5 Acres
Type of Property:	Multi-tenant athletic and retail facility
Ceiling Height:	34' - 40' Clear
AC:	In office and support areas
Heat:	Energy efficient gas-fired heaters
Utilities:	City water/septic
Power:	2,000 Amps, 3 Phase
Parking:	256
Lease Rate:	\$17.95/SF NNN

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,347	35,949	208,405
Total Population	30,067	90,697	529,229
Average HH Income	\$133,110	\$128,866	\$120,708

ESSEX[®] SPORTS CENTER

An **EDGE Sports Group** Athletic Ecosystem



650K Visitors
Annually



2.4Hr Average
Visit Duration



1.9 Visits Per Person
Per Week

The **Essex Sports Center** is a 119,000 SF recreation facility located in Middleton, MA featuring twin NHL ice surfaces, an indoor court / turf field house, strength and conditioning, physical therapy, and multiple food & beverage options. Both the ice and court surfaces are master leased to industry leading tenants.

EDGE Sports Group developed the facility and now manages day to day operations in line with our vast athletic ecosystem network. To learn more about EDGE Sports Group and our network of tenant opportunities please visit: www.EDGESportsGroup.com

FACILITY FEATURES

- 119,000 Square Foot Facility
- Two NHL Sized Ice Sheets
- 30,000 Square Foot Indoor Fieldhouse (Turf & Basketball Courts)
- 7,000 Square Foot Lobby
- Tenant Space
 - Mike Boyle Strength & Conditioning
 - Dunkin' Donuts
 - Sports Rehab Unlimited
 - JC Grill & Pizza
 - CN Hockey Academy



CORE USER GROUPS

- North Shore Wings (Club Hockey)
- Saint John's Prep (High School)
- Essex Technical School (High School)
- Masco Youth Hockey (Youth Hockey)
- Danvers Youth Hockey (Youth Hockey)
- CN Hockey (Hockey School)
- 3Step Sports (Programs & Events)
 - Zero Gravity Basketball
 - Rivals Basketball
 - East Coast Power Basketball & Volleyball
 - Nor'easters Baseball
 - Hurricanes Softball
 - Show Baseball
 - Boston Warriors Basketball
 - Mass Elite Basketball
 - Swarm Basketball



ESSEX[®] SPORTS CENTER

CAPTIVE DEMOGRAPHIC

650,000+

Visitors Annually
2.4 Hr Average Visit
1.9 Visits Per Week

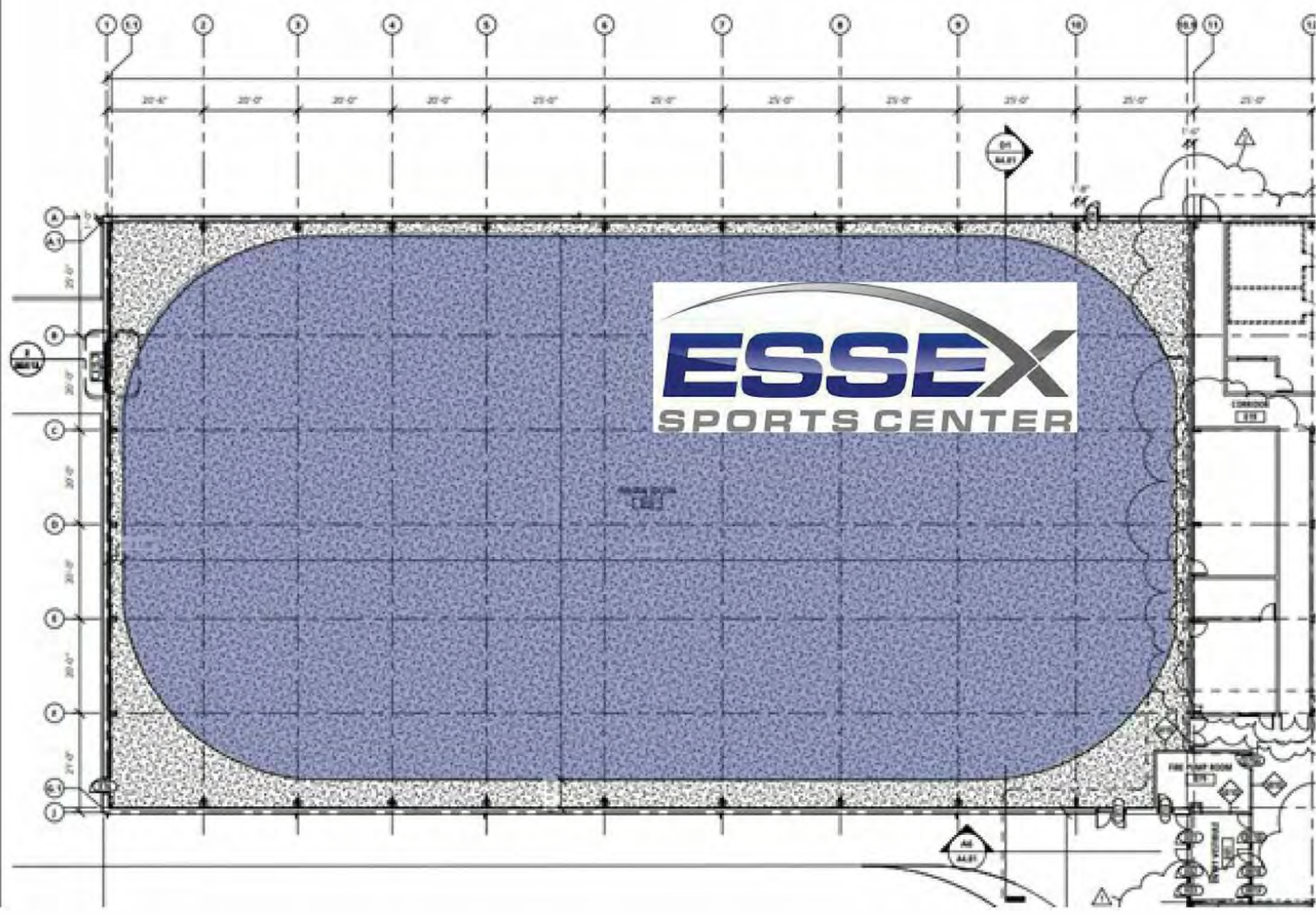
\$110,000+

Average Household Income
Programming for Ages 3-70
Young Families

VENUE X MEDIA

Digital Exchange Integration
Audience Measurement
Multi-Channel Enablement

FLOOR PLANS



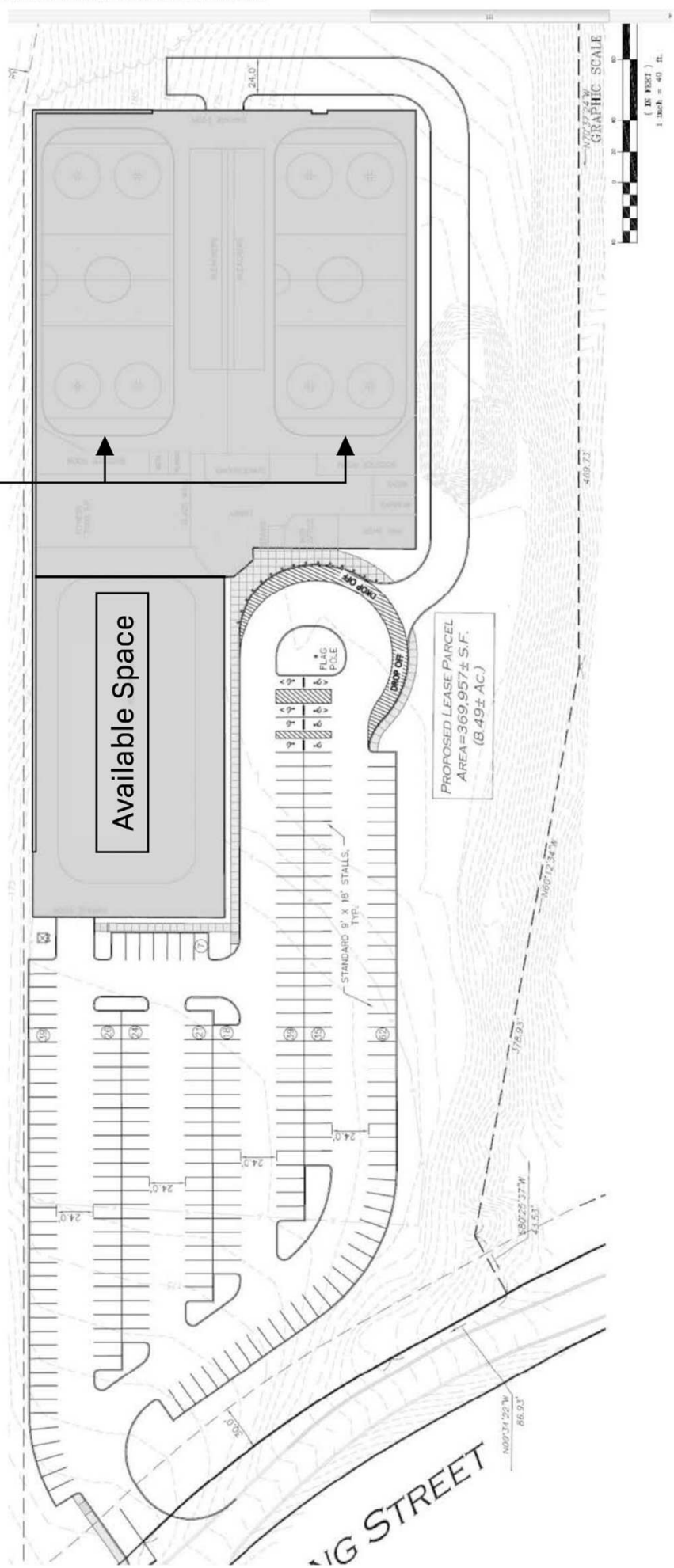
SITE PLANS

Hockey Rink

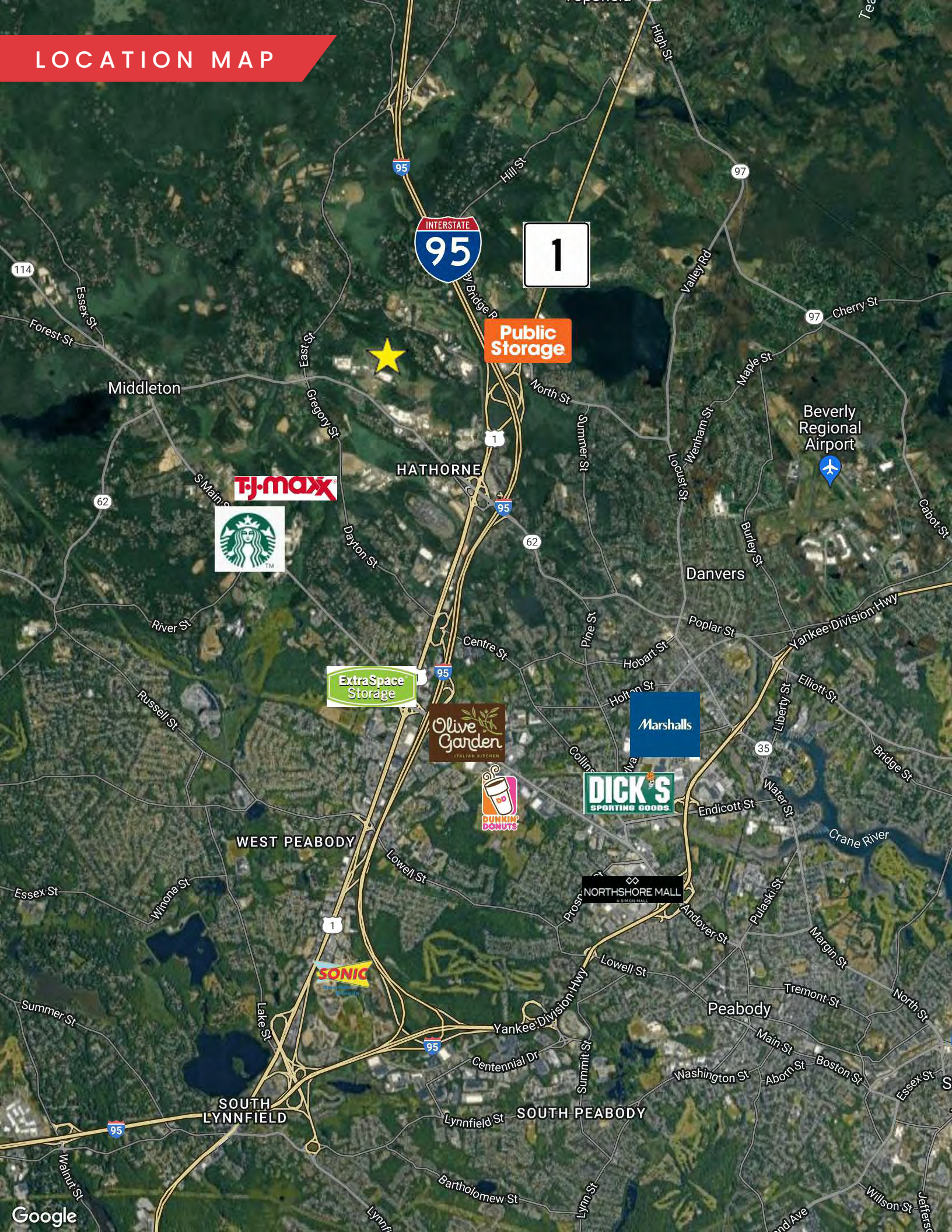
Available Space

PROPOSED LEASE PARCEL
AREA = 369,957 ± S.F.
(8.49 ± AC.)

ING STREET



LOCATION MAP



15 MANNING AVENUE

MIDDLETON, MA

33,000 +/- SF | INDOOR FIELDHOUSE AVAILABLE

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