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40

SILVA LANE
DRACUT, MA

12,000~SF
INDUSTRIAL BUILDING
SINGLE TENANT NET
LEASE
100% OCCUPIED



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

EXCLUSIVE INVESTMENT SALE ADVISORS

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THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

CONTENTS	
THE OFFERING	1
INVESTMENT HIGHLIGHTS	3
PROPERTY SPECIFICATIONS	4
GALLERY	5
LOCATION	7
AREA MAP	8
DEMOGRAPHICS	9
REGIONAL MAP	10
DRACUT INDUSTRIAL MARKET	11
TENANT OVERVIEW	13
SITE PLAN	15
FLOOR PLAN	16
CONFIDENTIALITY	17
CONTACT	18

THE OFFERING

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to offer for sale 40 Silva Lane, located in Dracut, MA. The Property offers a total of 12,000~ SF and is currently 100% leased by Alta Equipment Group for a seven (7) year lease.

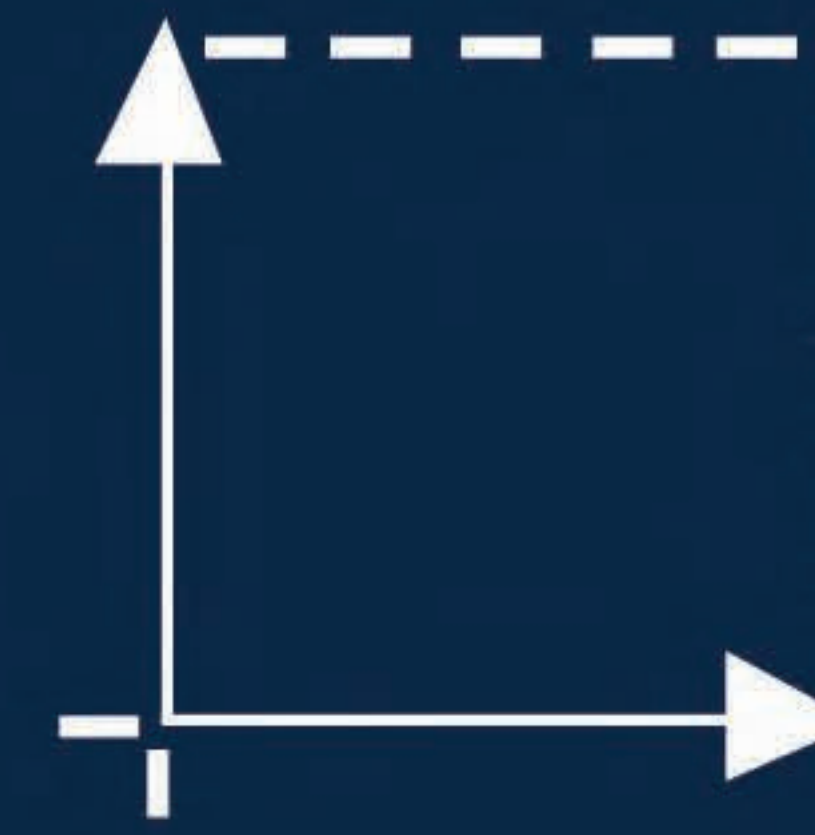
Strategically located 3 Miles from I-93, the property is situated in close proximity to corporate neighbors such as Old Dominion Freight Line, National Trench Safety, Defelice Company, Albanese D and S, and Advanced Auto Electric.

Dracut's convenient location near major transportation routes, including Interstate 93 and 495, make it an ideal choice for business looking to establish a presence in the Greater Boston area.





PROPERTY SPECIFICATIONS



12,000 ~ SF
Comprised of:
10,000~ SF Warehouse
2,000~ SF Office



2.6 Acres



13'10"-15'10"
Clear Height



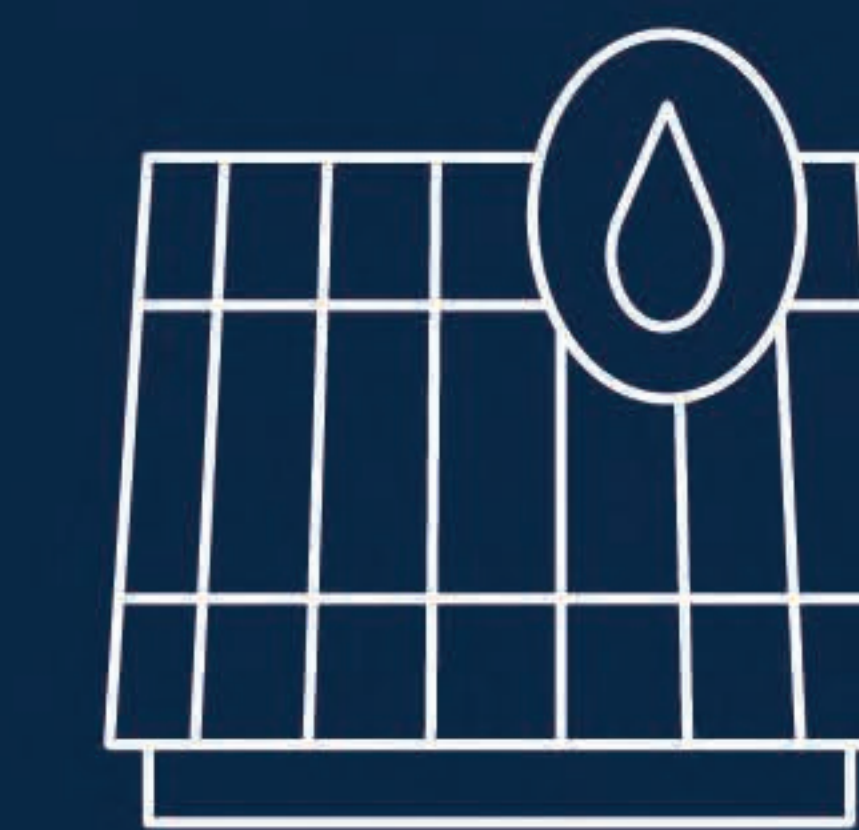
Wet Sprinklers



Heat = Natural Gas



Two (2) Tailboard Height
Loading Docks
Two (2) Grade-Level
Roll-Up Doors



New Roof Coating
in 2023



400 Amps

INVESTMENT HIGHLIGHTS

Stable cash-flow with significant upside potential

- 100% leased
- \$142,850 NOI
- Seven (7) year lease
- Alta Equipment has purchased NITCO (tenant named in lease)

Superior Location

- Located 3 Miles from I-93
- 10 Minutes to the I-93 and I-495 Interchange
- 30 Miles to Boston

Excellent Demographics

- Population of 564,609 within a 10-mile radius
- \$138,904 average household income within a 3-mile radius



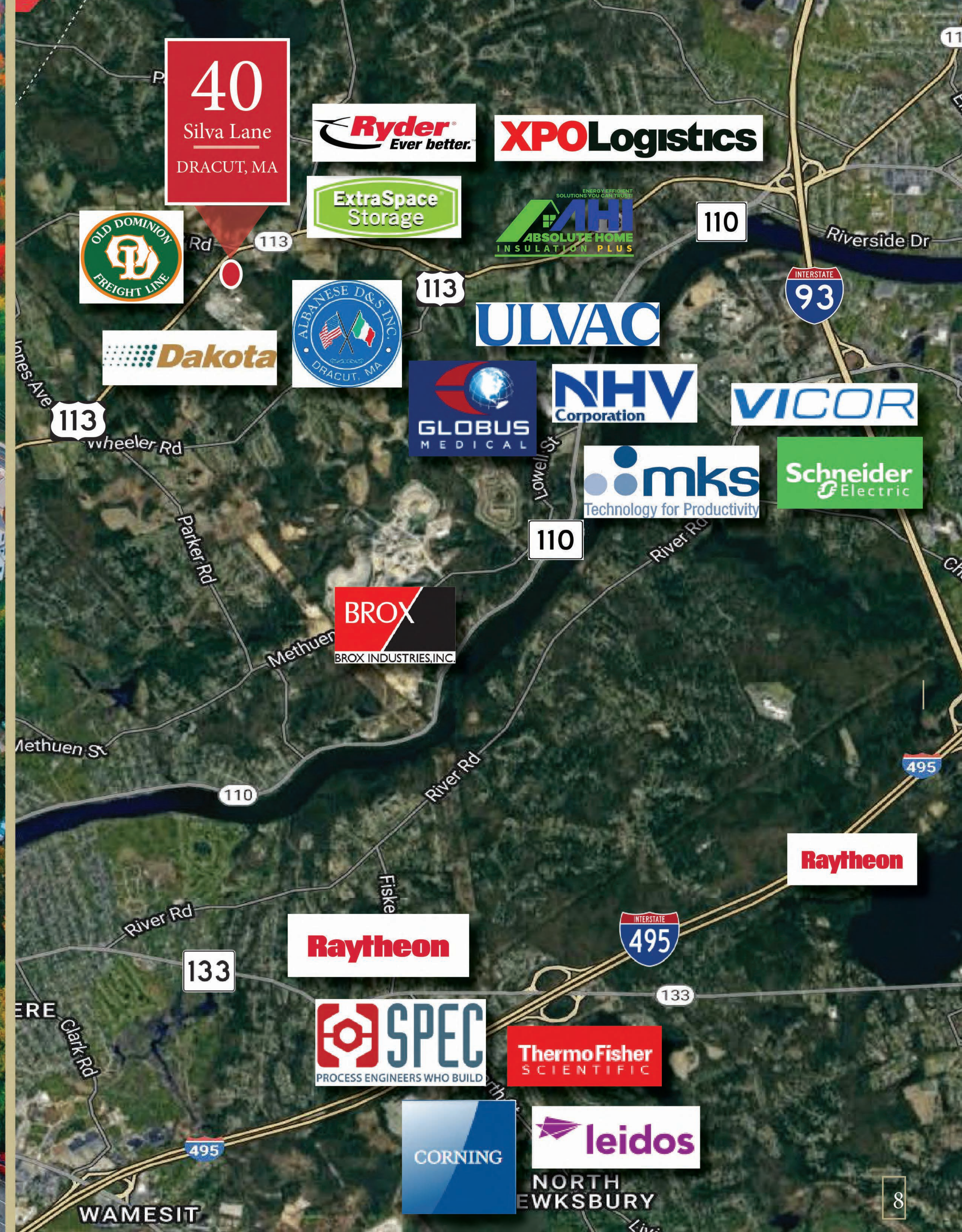


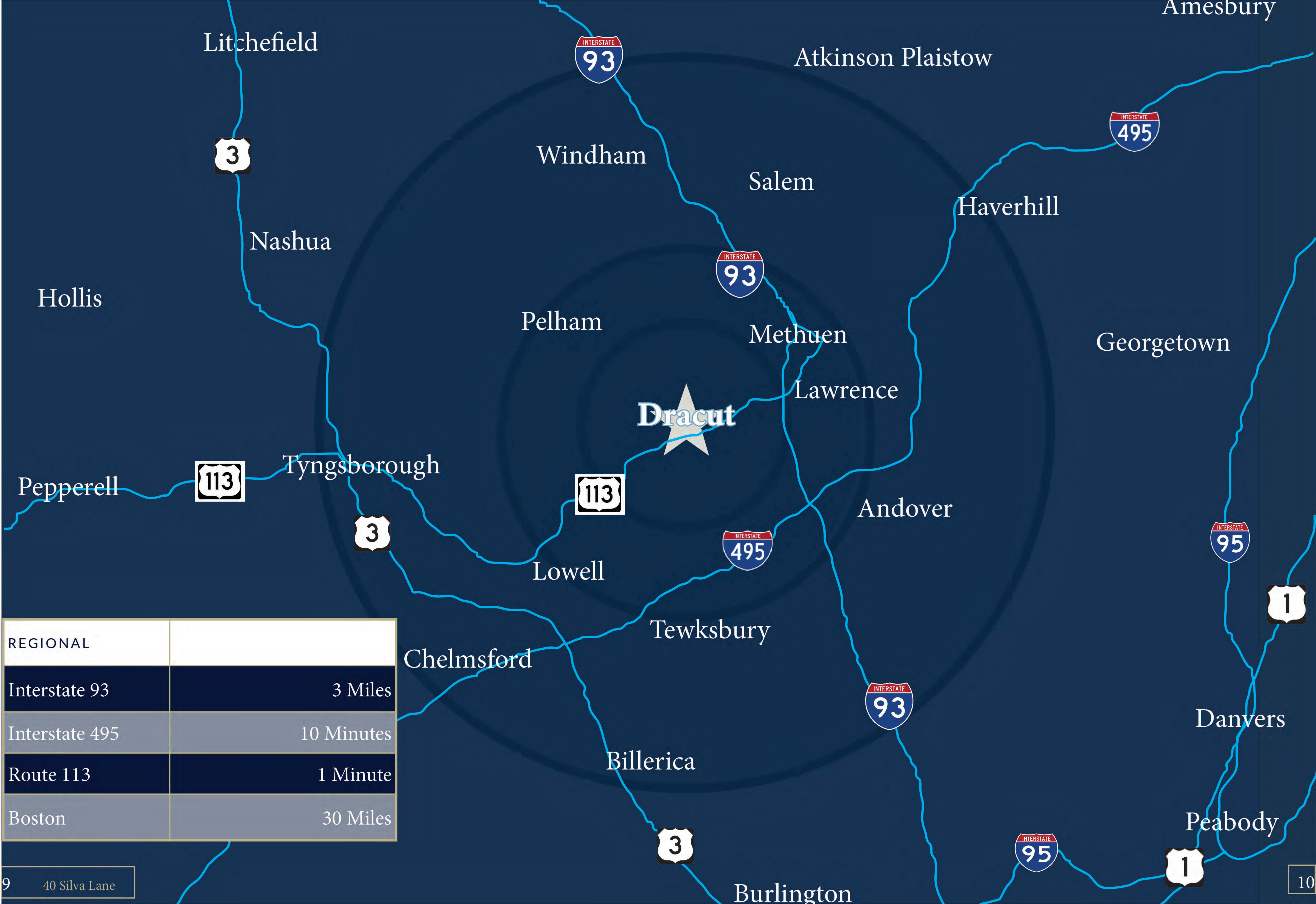
ABOUT DRACUT

The Town of Dracut is nestled in the heart of Middlesex County and boasts quintessential New England charm. Proudly known for its clean environment and friendly atmosphere, Dracut seamlessly blends its colonial past with modern-day living. Surrounded by picturesque landscapes and scenic beauty, this vibrant community offers a peaceful retreat from the hustle and bustle of city life.

Dracut's strategic location provides residents with more than just scenic beauty and historical charm; it also offers easy access to major industrial hubs and economic opportunities. Situated within close proximity to Lowell, one of Massachusetts' industrial giants known for its textile mills and innovative industries, Dracut benefits from the region's economic vitality. The town's convenient location along major transportation routes, including Interstate 93 and Route 110, makes it an ideal choice for businesses looking to establish a presence in the Greater Boston area. This accessibility to urban centers facilitates commuting and opens up a world of employment options for Dracut's workforce.

Furthermore, Dracut's proximity to cutting-edge technology firms, research institutions, and healthcare facilities in the nearby cities of Lowell and Boston enhances its appeal as a desirable place to live and work. Residents can enjoy the best of both worlds—small-town charm and big-city opportunities—making Dracut a dynamic and thriving community in the heart of Massachusetts.







DRACUT INDUSTRIAL MARKET REPORT

SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$12.14	\$9.68
Vacancy Rate	7.6%	4.8%
Vacant SF	5,229,003	3,045,319
Availability Rate	9.0%	7.2%
Available SF	6,217,644	4,774,357
Sublet SF	865,942	536,570
Months on Market	7.5	9.7

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	2,974,883	257,399
12 Mo. Leasing SF	1,579,333	2,127,166

Inventory	Survey	5-Year Avg
Existing Buildings	1,241	1,219
Existing SF	69,131,944	63,011,604
12 Mo. Const. Starts	4,800	941,025
Under Construction	0	2,943,923
12 Mo. Deliveries	4,803,715	540,209

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$165	\$129
Asking Price Per SF	\$172	\$110
Sales Volume (Mil.)	\$227	\$471
Cap Rate	6.5%	6.5%

DRACUT DEMOGRAPHICS

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,856	68,911	206,448
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$138,904	\$96,637	\$113,534
Average House Value	\$689,261	\$688,427	\$626,824

TENANT OVERVIEW



ALTA owns and operates one of the largest integrated equipment dealership platforms in North America. They sell, rent, and provide parts and service support for several categories of specialized equipment, including:

- lift trucks and other material handling equipment
- heavy and compact earthmoving equipment
- crushing and screening equipment
- environmental processing equipment
- cranes and aerial work platforms
- paving and asphalt equipment
- other construction equipment and allied products

Alta has been in operation for 40 years and has produced a network of branches that include over 85 locations across the Midwest, Northeast, Nevada, Florida, Ontario, and Quebec.

57

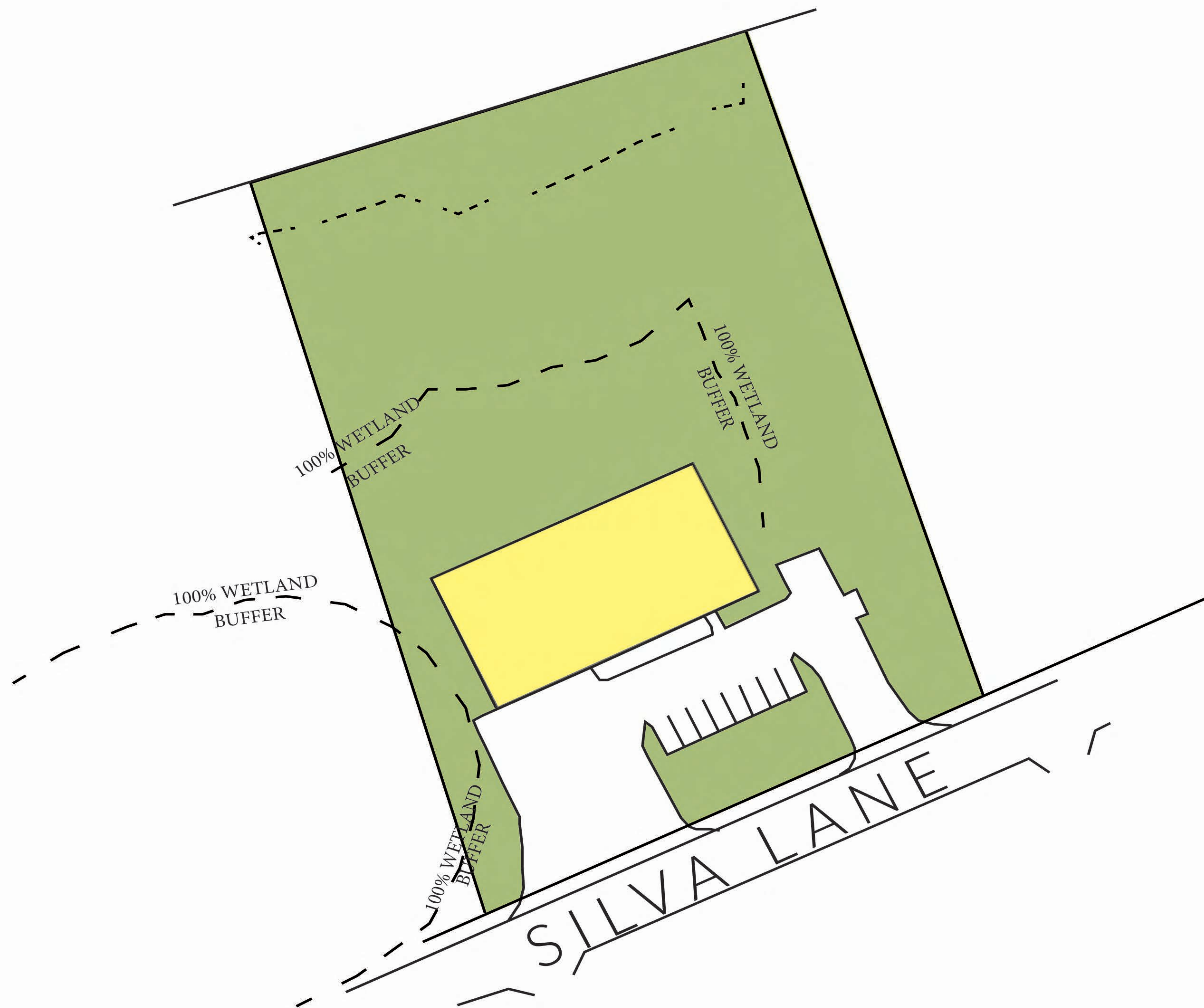
Full-Service branches
throughout the
Midwest, Northeast,
and Florida

LEASE ABSTRACT

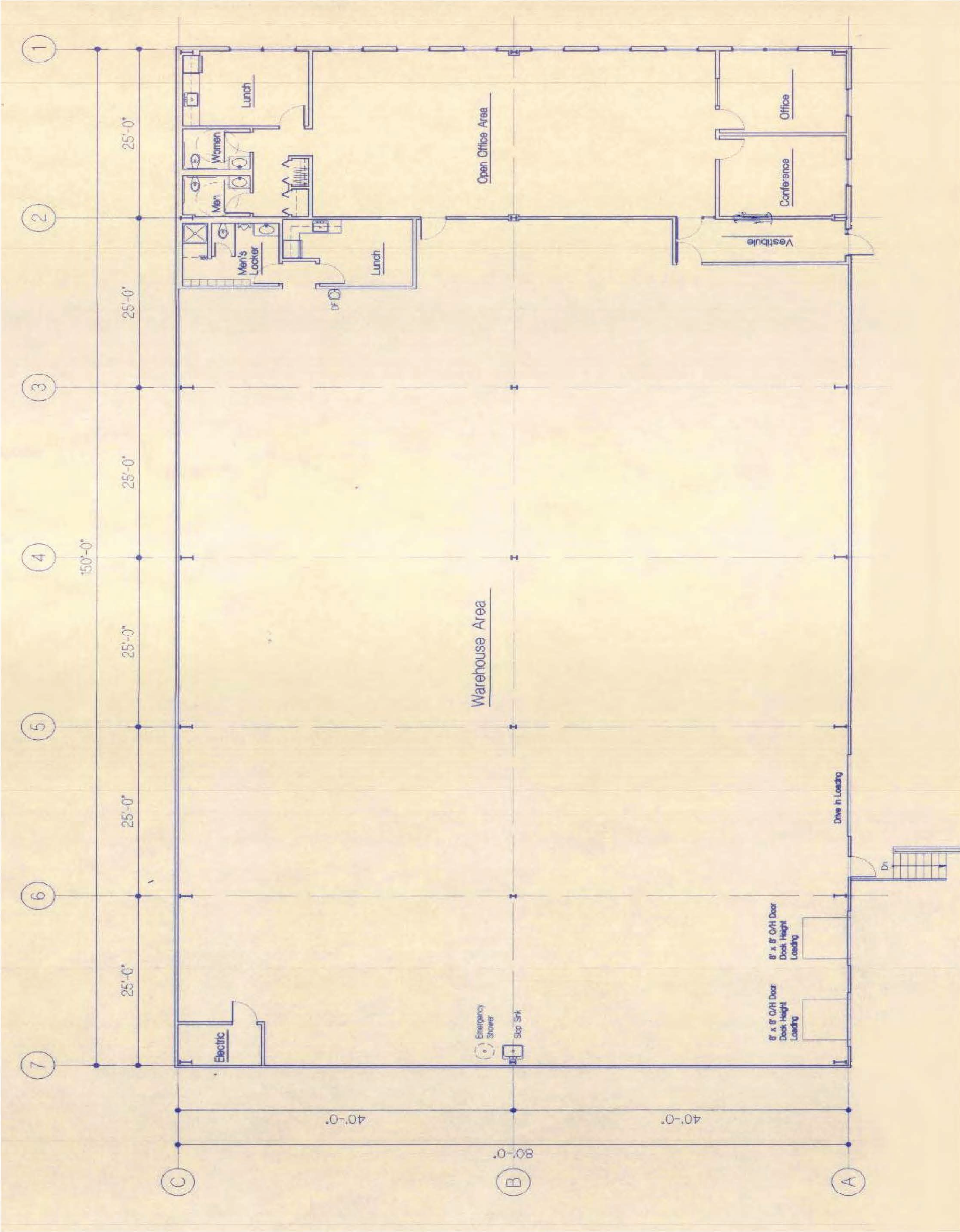
Property Address:	40 Silva Lane, Dracut, MA
Landlord:	Battery Shop of New England
Tenant:	Alta Equipment Group (Acquired Nitco)
Lease Term:	Seven (7) Years
Commencement Date:	On or around 6/12/2023
Rentable Area:	12,000 SF
Occupancy:	100%
Annual Rent:	\$142,850.00 (Years 1-7)

\$142,850
NOI

SITE PLAN



FLOOR PLAN



CONFIDENTIALITY

"Local Expertise, Unparalleled On The East Coast"

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C O R F A C I N T E R N A T I O N A L