

60 WINTER

SINGLE TENANT **MANUFACTURING FACILITY**

60 WINTER STREET | MALDEN, MA



STRATEGICALLY LOCATED | MISSION CRITICAL FACILITY | 10.7 YEARS REMAINING | 47,915 SQUARE FEET

CONFIDENTIAL OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS

SOUGHT AFTER URBAN-INFILL MARKET

The Malden industrial market is located within a ten-minute drive to Downtown Boston with nearby access points to Interstate 93 and Route 1 and is part of the inner north urban-infill market. The 9.4 million square foot market has a vacancy rate at 2.8%, while overall supply continues to decrease due to Malden and other outer urban cities being in the path of growth for the development of residential and lab uses by way of razing or converting old industrial buildings. This has put immense upward pressure on rental rates as the market is still highly sought after for industrial and flex users due to its proximity to Boston and other highly populated urban centers. The urban-infill market is buoyed by a strong roster of existing flex, warehouse, and manufacturing users including Amazon, Anheuser-Busch, Oceanair, and General Electric. These companies have found a deep pool of manufacturing and engineering talent that they can pull from in the surrounding area.

The Asset is in the unique position of being transit served by the Orange Line via the Oak Grove station one block north. The location has been a haven of development for luxury apartments, with institutional owners delivering over 2,014 units over the past 10 years. This is a true rarity for urban-infill product and provides the occupier a leg up on workforce recruiting over less well-located assets in competing infill markets. Being one of the only scalable sites in an Opportunity Zone in this micro-market offers further appeal for future developers and business owners.

HIGHLY ACCESSIBLE LOCATION, WITH LONG-TERM UPSIDE

The Asset is well located and in very close proximity to major interstates, public transportation, and Logan International Airport. The Interstate 93 on-ramp is 3 miles from the Asset, in a matter of minutes distribution routes North and South along I-93 are quickly accessed. 60 Winter Street is able to provide its current tenant, and all future tenants, the ability to quickly access Boston, Cambridge, and Somerville with products and services as well as other clients across the region. Additionally, the asset is only 10 miles Northwest of Logan International Airport.

Located adjacent to public transportation, there is significant upside in the long-term residual value of the asset. Malden has become a hot-bed for new residential and now lab development as people and commercial tenants alike, have found living and working in smaller urban locales outside of the Boston hub highly desirable. Residential development continues to target transit-oriented locations with dense populations that offer accessible amenities. The Asset's prime location on top of transit, provides excellent upside and aligns with Massachusetts goal of densifying residences around public transit nodes.

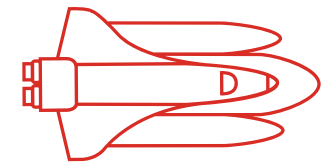
STICKY MANUFACTURING TENANT WITH SIGNIFICANT INVESTMENT

Enjet Aero has strategically positioned itself in the Boston market due to the highly concentrated Aerospace and Defense industry it serves through both private and government contracts. There's a bottomless rolodex of existing and future customers nearby such as GE, Pratt & Whitney, Raytheon, Lockheed Martin, and many more that the firm works with on a daily basis, making this market and location incredibly desirable for Enjet Aero.

Since 2020, Enjet Aero has invested over \$875,000 in improvements to the Asset including floor refinishing and coating, HVAC upgrades, and network hardware installations. The operation requires several high-cost machines that are critical to production. Moreover, this Asset, which has served as the tenant's home for over 60 years is custom suited to their needs, providing the loading, storage, HVAC, heavy power and office space required to be efficient. With a recent lease extension bringing the remaining lease term to 10.7 years, Enjet Aero has committed existing and future manufacturing needs to be satisfied through operations out of the Asset. The strong, in-place cash-flow will provide future investors stability in a primary urban-infill industrial market that has experienced institutional and regional transaction attention.

2.8%

NORTH URBAN-INFILL
VACANCY RATE



MISSION CRITICAL
FACILITY

10.7

REMAINING LEASE TERM
IN YEARS

BOSTON



ENCORE CASINO



ASSEMBLY ROW



MALDEN CENTER



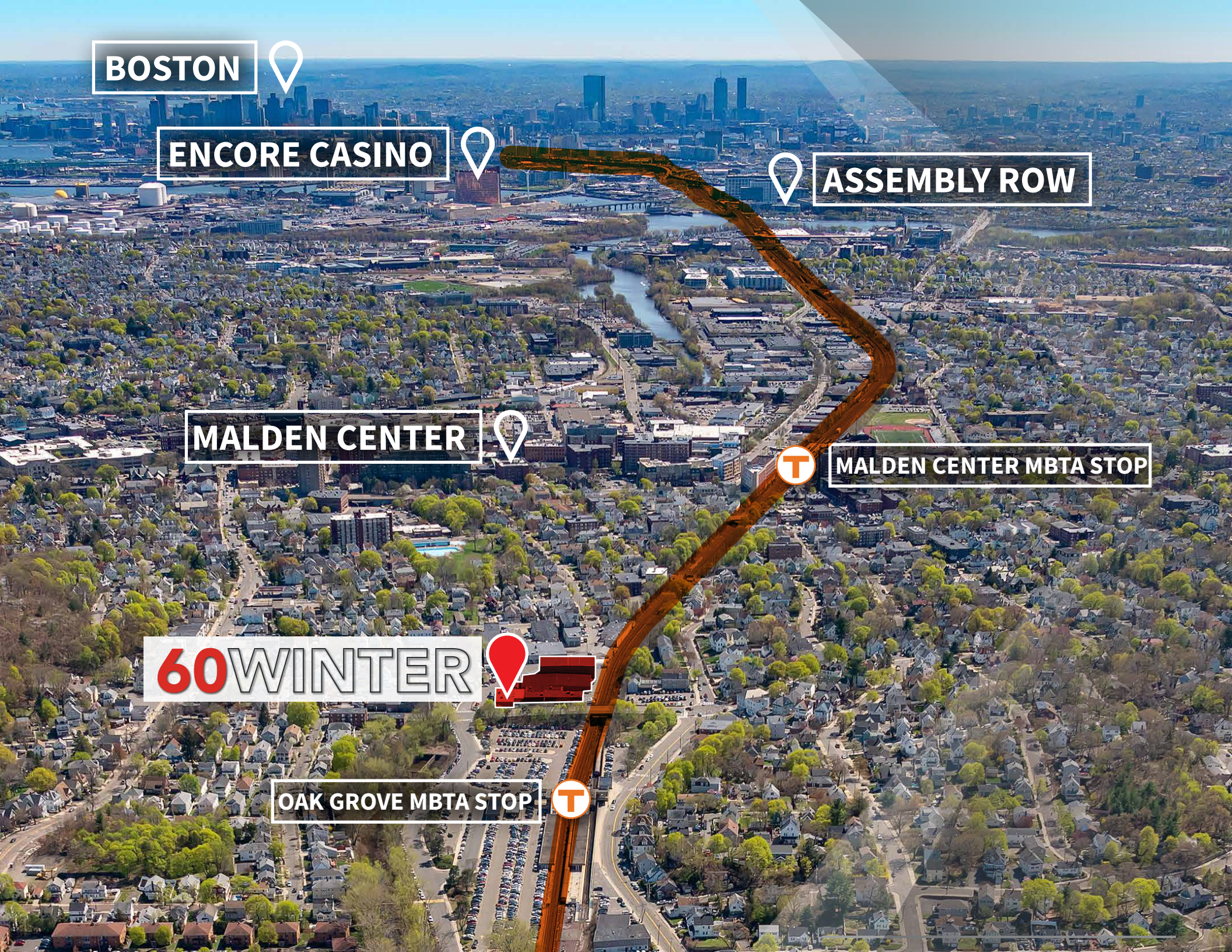
MALDEN CENTER MBTA STOP



60 WINTER



OAK GROVE MBTA STOP





PROPERTY DESCRIPTION

TENANT NAME	Enjet Aero Malden, LLC
ADDRESS	60 Winter Street
CITY, STATE	Malden, MA
BUILDING TYPE	Light Distribution/Manufacturing
SQUARE FEET	47,915
LAND AREA	1.87
OFFICE %	7%
YEAR BUILT	1958
CONSTRUCTION	Steel
SPRINKLER	Office, Whse, Mezzanine automatic fire-sprinkler. Machine Shop & Storage not sprinklered
CLEAR HEIGHT	14.5' - 30'
DOCK DOORS	3
DRIVE-INS	2
PARKING	60 Spaces
HVAC	11 Rooftop-mounted electric heating/electric cooling heat pump units. 2 Grade-mounted gas-heating/electric cooling units
ELECTRICAL	3,125 Amps / 480 Volts
ROOF	Single-ply EPDM membranes/corrugated-metal panels/single-ply polyvinyl chloride membrane

MBTA TRAIN TRACKS

30'

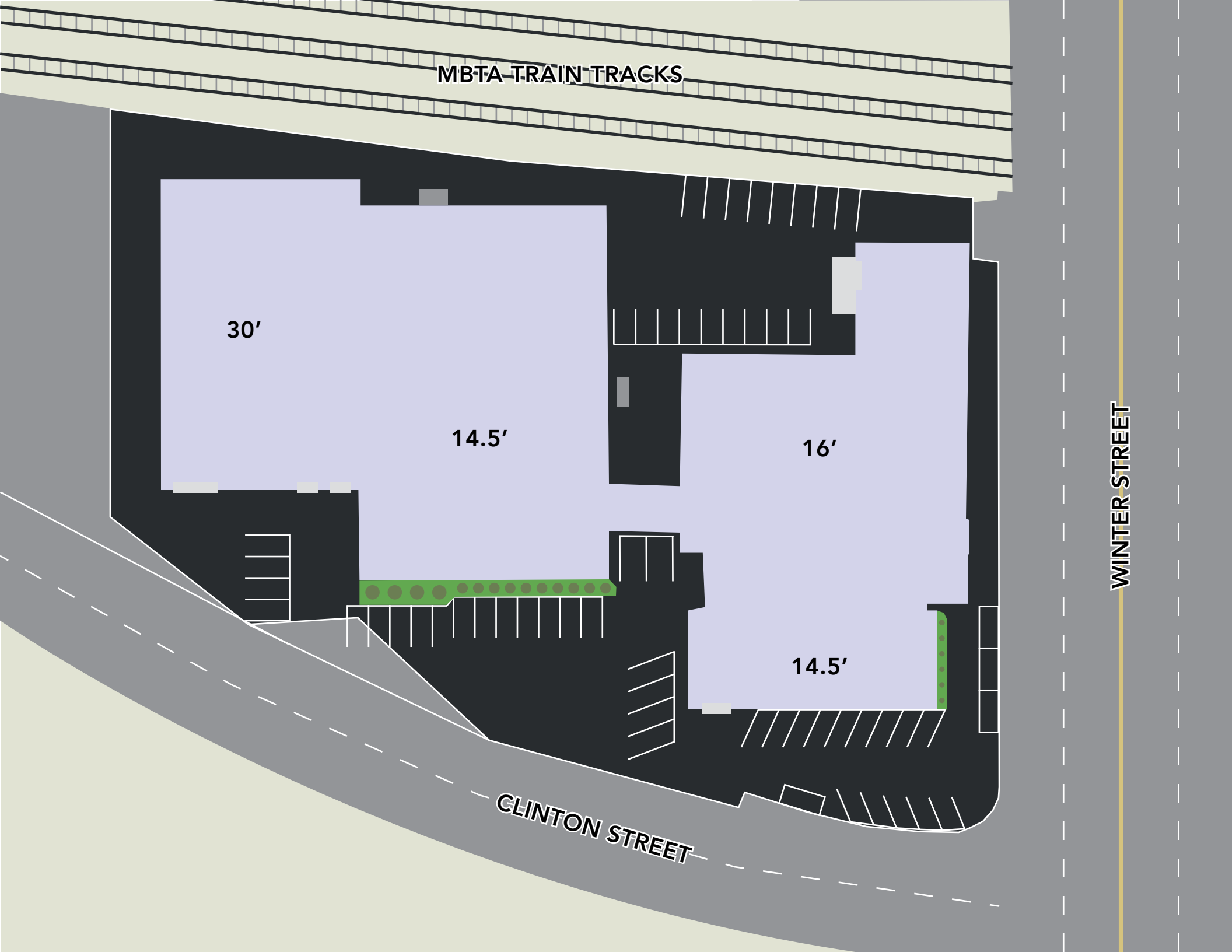
14.5'

16'

14.5'

CLINTON STREET

WINTER STREET



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