

PREMIUM INDUSTRIAL

# FOR LEASE

140 SUMMIT STREET  
PEABODY, MA



±378,000 SF

3MW OF POWER EXPANDABLE TO 5MW



140 SUMMIT STREET

# PREMIER INDUSTRIAL COMPLEX

140 Summit Street is a premier property strategically located in Peabody, Massachusetts, offering exceptional accessibility and visibility for businesses seeking a dynamic lease opportunity. Situated in one of the North Shore’s most desirable commercial corridors, this property provides tenants with excellent connectivity to major transportation routes and proximity to Boston’s thriving business ecosystem.



FULL BUILDING LEASE OPPORTUNITY WITH IMMEDIATE OCCUPANCY AVAILABLE



EASY ACCESS TO ROUTE 1, I-95, AND ROUTE 128, PROVIDING SEAMLESS CONNECTIVITY THROUGHOUT THE NORTH SHORE AND GREATER BOSTON



MULTIPLE PUBLIC TRANSPORTATION OPTIONS AND MAJOR HIGHWAY ACCESS POINTS WITHIN MINUTES



YEAR RENOVATED

2024

CLEAR HEIGHT

40'

LOADING DOORS

26

140 SUMMIT STREET

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# BUILDING SPECIFICATIONS

**YEAR BUILT/RENOVATED**  
1997/2024

**BUILDING (SQ. FT.)**  
TOTAL: ±377,911 SF  
WAREHOUSE: ±275,534 SF  
LIGHT INDUSTRIAL: ±62,502 SF  
OFFICE: ±39,875 SF

**LAND**  
28.3 Acres

**CLEAR HEIGHT**  
Warehouse: 37'6" to joist;  
40' to deck

**PARKING**  
±530 car parking  
14 existing trailer spaces  
(30 more permitted)

**ELEVATORS**  
1: 4,000lb capacity freight  
elevator  
2: passenger elevators

**COLUMN SPAN**  
30'X43'6", 24'3X43'6", 28'X52'10"

**LOADING DOORS**  
25: tailboard docks  
1: drive-up door

## ZONING

IP

### UTILITIES:

- ✓ ELECTRIC: PEABODY MUNICIPAL LIGHT PLANT
- ✓ WATER & SEWER: CITY OF PEABODY
- ✓ GAS: NATIONAL GRID
- ✓ PEABODY MUNICIPAL LIGHT POWER A IS ± 35% DISCOUNT TO OTHER MAJOR UTILITY PROVIDERS

### ELECTRICAL SYSTEM:

- ✓ 3MW OF POWER AND 6,000AMPS
- ✓ THE ABILITY TO EXPAND THE POWER TO 10,000 AMPS WITH N+1 SERVICE WITH 5MW OF POWER

### HVAC:

- ✓ ±70,000 SF OF THE WAREHOUSE SPACE AND 100% OF THE OFFICES WILL HAVE FULL HVAC
- ✓ GAS HEAT IN ±210,000 SF OF WAREHOUSE SPACE

### LIFE SAFETY:

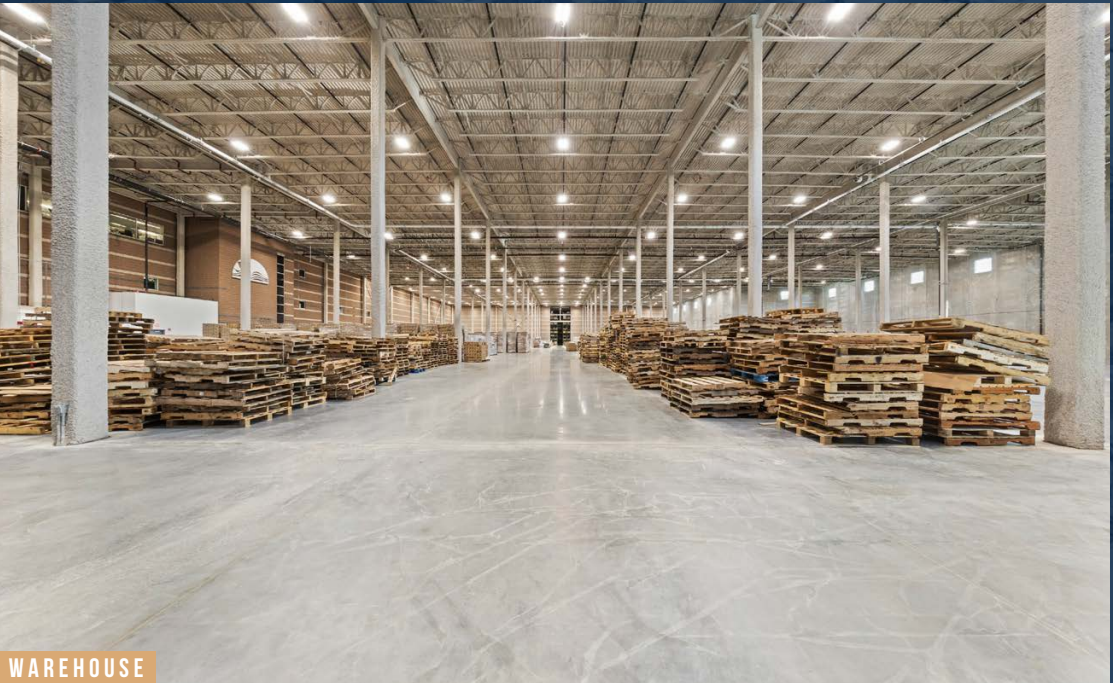
- ✓ ESFR SPRINKLER SYSTEM



LOADING DOCKS



LOADING DOCKS



WAREHOUSE



LOADING DOCKS

140 SUMMIT STREET

# LOCATION OVERVIEW

Strategically situated within Centennial Park, one of Boston’s top industrial corridors, 140 Summit Street provides exceptional connectivity via Route 128, with immediate access to I-95 and Route 1. This prime “last mile” location delivers sub-30-minute access to downtown Boston and Logan International Airport, while serving the broader Northeast market extending into New Hampshire and Maine.

ADDITIONAL NEIGHBORS







DRIVE TIMES

1-95/ROUTE 128

1 MILES

ROUTE 1

3 MILES

LOGAN AIRPORT

14 MILES

DOWNTOWN BOSTON

16 MILES

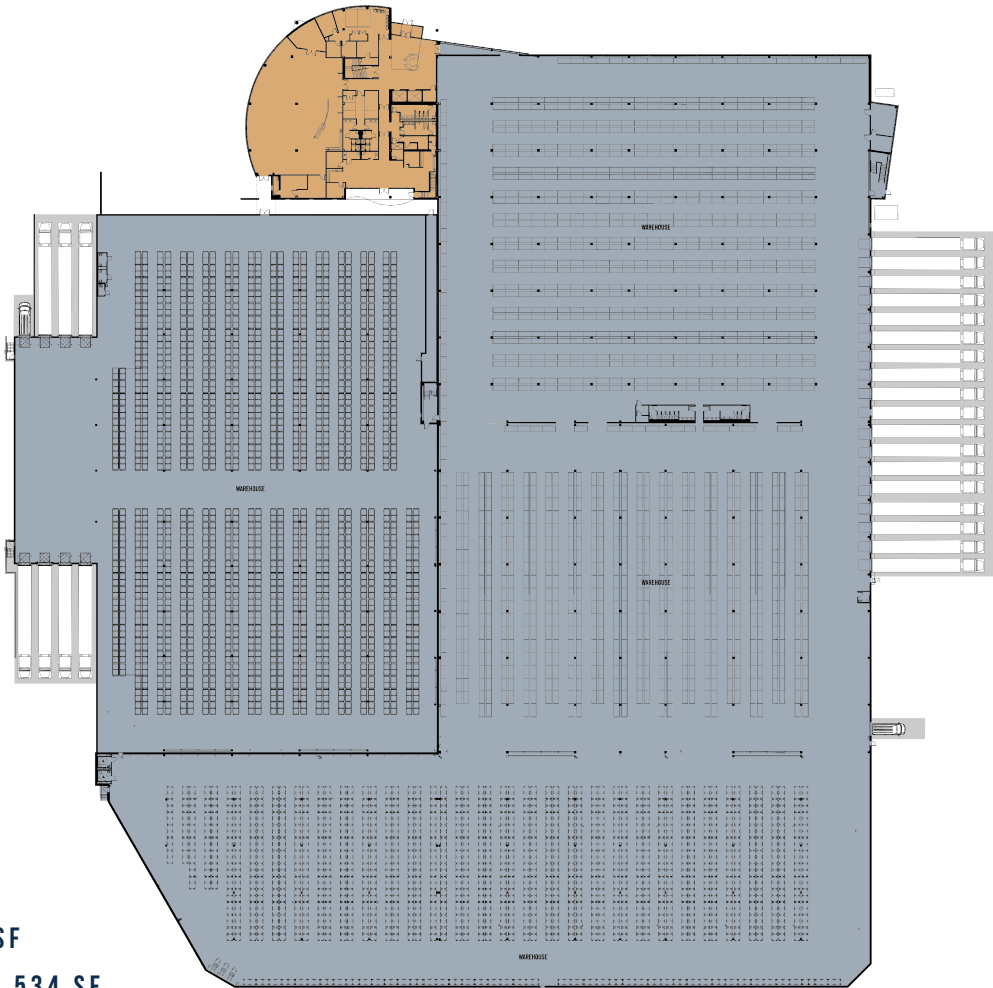


# FLOOR PLANS

OFFICE WAREHOUSE LIGHT INDUSTRIAL

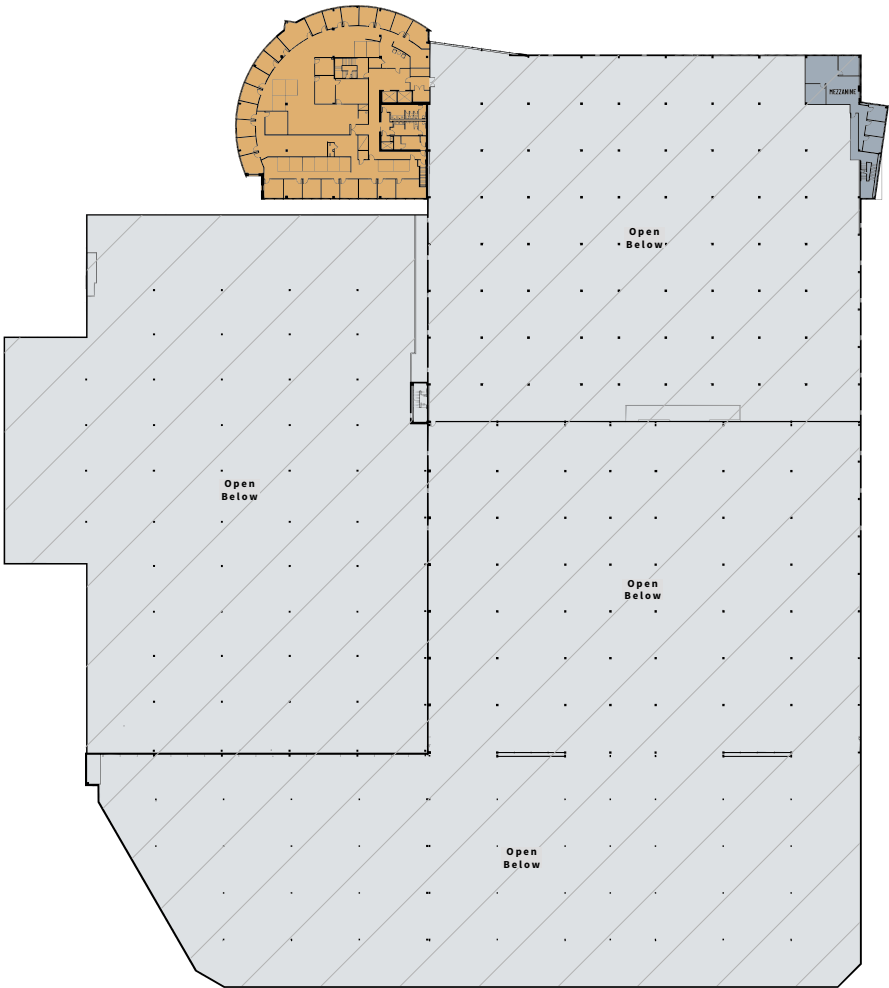
1ST FLOOR

OFFICE: ±13,229 SF  
WAREHOUSE: ±275,534 SF



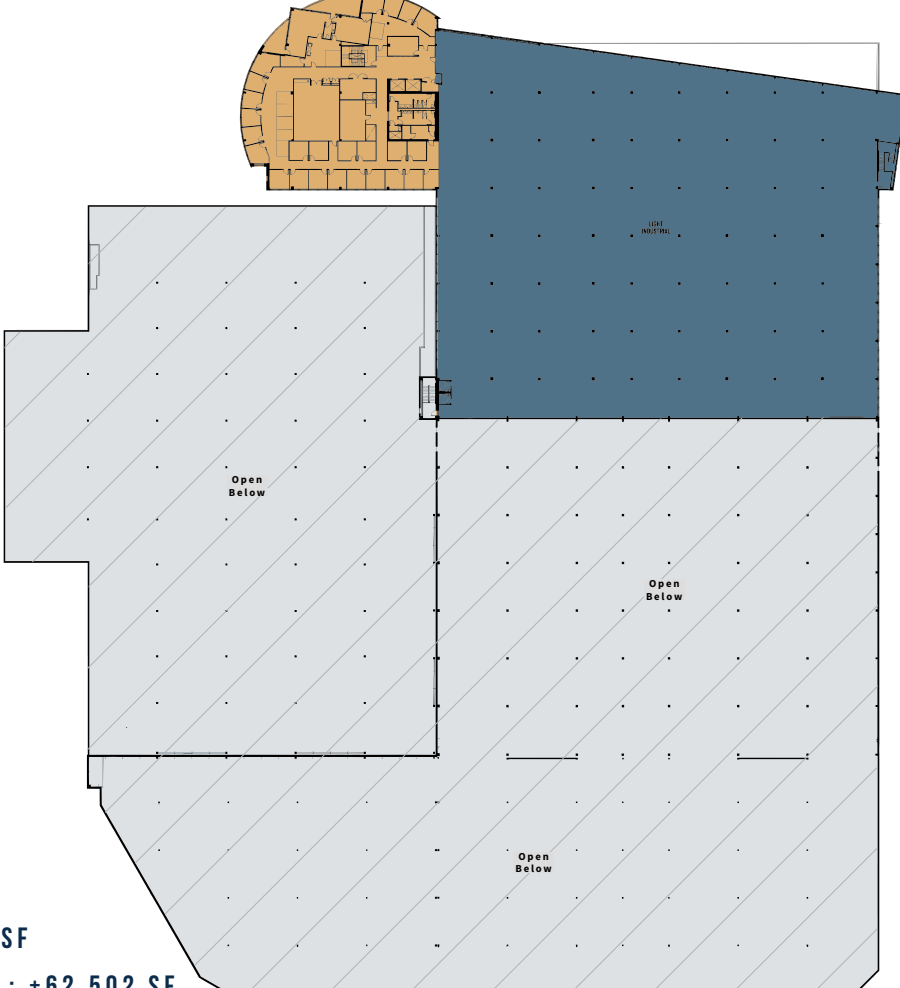
2ND FLOOR

OFFICE: ±13,839 SF

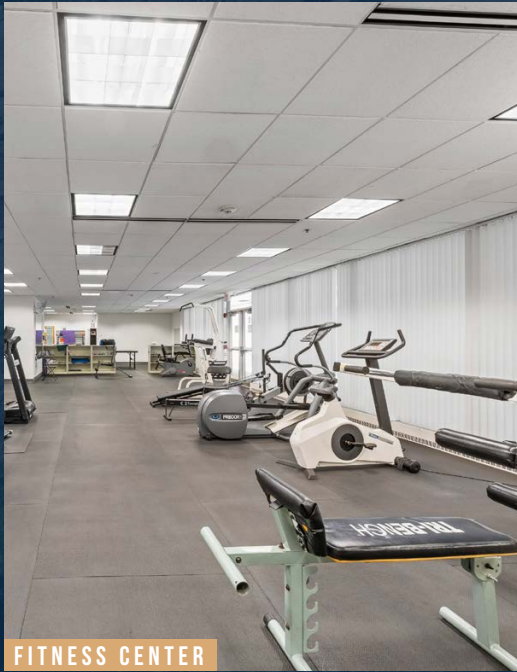
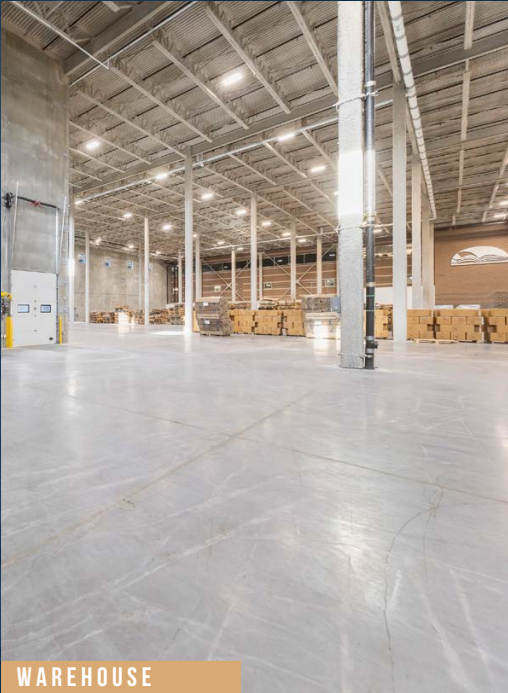


3RD FLOOR

OFFICE: ±12,807 SF  
LIGHT INDUSTRIAL: ±62,502 SF



# PHOTOS



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