

A RESULTS FOCUSED COMMERCIAL
REAL ESTATE BROKERAGE COMPANY



O'BRIEN COMMERCIAL PROPERTIES
336 BAKER AVENUE
CONCORD, MA 01742
978.369.5500

COMMERCIAL
PROPERTY LISTINGS

COMMERCIAL . INDUSTRIAL . INVESTMENT . BROKERAGE . PROPERTY MANAGEMENT



FOR LEASE / 365 MAIN ST
TOWNSEND, MA
INDUSTRIAL SPACE
29,670 SF



FOR SALE / 100 CODMAN HILL
RD / BOXBOROUGH, MA
INDUSTRIAL LAND
2.12 AC



FOR SALE / 5 MAKEPEACE RD
WESTFORD, MA
INDUSTRIAL LAND
3.67 AC



FOR LEASE / 11 BEAVER BROOK
RD . LITTLETON, MA
FLEX SPACE
15,579 SF



FOR SALE / 66 AIRPORT BLVD
MARLBOROUGH, MA
INDUSTRIAL BUILDING
6,000 SF



FOR SALE / 71 AIRPORT BLVD
MARLBOROUGH, MA
INDUSTRIAL BUILDING
5,040 SF



FOR SALE / 66, 68 & 70
POWDER MILL ROAD
MAYNARD, MA
DEVELOPMENT OPPORTUNITY
2.26 AC



FOR LEASE / 154 PIONEER DR
LEOMINSTER, MA
FLEX SPACE
UP TO 12,760 CONTIGUOUS



FOR SALE / 561 MAIN ST
HUDSON, MA
INDUSTRIAL BUILDING
10,750 SF



SALE / LEASE
6 WILLOW RD . AYER, MA
67,000 SF / 5.93 AC



FOR LEASE / 321 BILLERICA RD
CHELMSFORD, MA / 6,570 SF
MEDICAL SPACE



FOR SALE / 59 RIVER RD
MARLBORO AREA / 3.72 AC
LAND DEVELOPMENT



10B CRAIG RD
ACTON, MA
LEASED / 100% OCCUPANCY



257 SIMARANO DR
MARLBOROUGH, MA
LEASED



1 MONARCH DR
LITTLETON, MA
LEASED



321 BILLERICA RD
CHELMSFORD, MA
LEASED



179 GREAT RD / UNIT 210
ACTON, MA
SOLD



1 RICHARD'S WAY
LUNENBURG, MA
SOLD



36 NASON ST
MAYNARD, MA
SOLD



801 MAIN STREET
SUITE 203-205
CONCORD, MA
SOLD



155 AIRPORT ROAD
FITCHBURGH, MA
UNDER AGREEMENT



1 ADAMS ST
LITTLETON, MA
UNDER AGREEMENT



27 CURTIS AV
MARLBOROUGH, MA
UNDER AGREEMENT



100 DOMINO PK
CONCORD, MA
UNDER AGREEMENT

PROVIDING TAILORED REAL ESTATE SOLUTIONS
IN CENTRAL NEW ENGLAND SINCE 1998



ANDREW GODDARD
ASSOCIATE

SITE WITH ECOLOGICAL CONCERNS?

When purchasing commercial land, it's crucial to assess ecological concerns, specifically regarding hazardous waste, endangered species, and wetlands. Key considerations include:

MassMapper Data: It may be inaccurate; thorough due diligence or hiring a professional is essential before finalizing any agreements.

Stormwater Management: Poor management can lead to new wetland creation and additional restrictions, requiring regular maintenance and monitoring.

Property Title Issues: Historical wetland problems can affect property titles, necessitating evaluation and certification of compliance from the town.

Permitting Regulations: Activities near wetlands require permits, with local bylaws potentially imposing stricter rules. Non-adherence can lead to enforcement orders and fines.

O'Brien Commercial Properties helps clients navigate these environmental challenges.

508.281.2940 . ANDREW@OBRIENCOMMERCIAL.COM



ROB MCGARRY
SENIOR ASSOCIATE

BROKER OF THE YEAR/2024

Rob McGarry, Senior Associate at O'Brien Commercial Properties, has earned the esteemed title **Broker of the Year for 2024**.

This coveted title goes to the broker in the firm with the most consistent sales record. Rob is appreciated by his clients and respected by his competitors. He has consistently produced sales and leases for the clients that he represents.

*"Rob is a servant leader and always willing to lend a helping hand. With the high caliber of all of our agents here **BOTY** is not an easy race to win. Rob's title is well deserved."* - said Eric O'Brien, President at OCP.

"Success is not final, failure is not fatal: it is the courage to continue that counts"

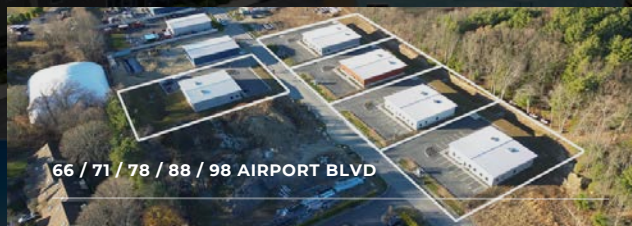
Winston Churchill



ERIC O'BRIEN **ROB MCGARRY** **ANDREW GODDARD** **KEITH GURTLE** **BRANDON MEEKS** **GERALD BEIRNE** **MARLO BARBOSA**

PROVIDING TAILORED REAL ESTATE SOLUTIONS IN GREATER BOSTON AND CENTRAL NEW ENGLAND SINCE 1998.

FOR SALE/FEATURED LISTING . AIRPORT INDUSTRIAL PARK



The Airport Industrial Park in Marlborough, MA is a multi-building complex ideal for industrial users and investors alike. Developed by The Capital Group, the buildings within the park represent a brand new, never-before-occupied opportunity with extreme customizability. The park features fantastic access to Route 20 and I-495. Five (5) buildings are immediately for sale.

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INTERNSHIP OPPORTUNITY - BROKER HOPEFULS AND PROSPECTIVE REAL ESTATE ENTREPRENEURS

At O'Brien Commercial Properties, we are dedicated to fully engaging our interns in the diverse landscape of the Commercial Real Estate industry. Interns often emphasize the exceptional exposure they receive - from exploring brokerage roles to comprehending the entire spectrum of CRE operations. Whether you're considering a career as a broker or analyst, our 2025 Internship offers invaluable hands-on experience and insight into a flourishing real estate career.

"Recruiting only top candidates. Align yourself with the best."

Submit your application today for our paid, 12-week program and embark on your journey alongside industry leaders by December 31, 2024.

MARKETING@OBRIENCOMMERCIAL.COM

"BUT THOSE WHO HOPE IN THE LORD WILL RENEW THEIR STRENGTH. THEY WILL SOAR ON WINGS LIKE EAGLES; THEY WILL RUN AND NOT GROW WEARY, THEY WILL WALK AND NOT BE FAINT."

ISAIAH 40:31



ERIC O'BRIEN
PRESIDENT

ENTERING THE NEW GOLDEN AGE/IND/2025

It is refreshing to see how for the first time in years, business owners and real estate decision makers are very optimistic about the coming age. I am finding that most business owners and top executives agree that we will see a period of falling interest rates and economic expansion in 2025. Vacancy rates for warehouse and industrial buildings in the Greater Boston market (according to CoStar Group) climbed to 7.5% over the past year with 1.2M square feet of negative absorption. Coming from a place where there was historic low vacancy and little room for growth, we now have a pipeline of 4.1M square feet under construction, over 1% of the 369 million square foot market. Without any absorption this would put the vacancy rate for flex/industrial buildings at 8.5%. With a positive economic outlook anything under 10% is considered healthy room for growth.

The Boston industrial market is largely fueled by defense spending and contracts. With expected growth under the new administration, we expect to see significant growth in this sector. This means more high paying jobs in many greater Boston sub-markets and likely stronger positive absorption with flex buildings. We have already seen significant contraction in 2024 with over-built cannabis grow facilities and large logistics centers. We do not expect to see that trend continue much in 2025 in either of these sectors.



The 100,000 square foot + high bay warehouses that were built in the last two years on speculation are a concern.

We can only hope the economy is strong

enough to provide for this sector. We will likely not see any more new buildings coming out of the ground in 2025 on the abundant permitted land in this sector. Building sale prices peaked in 2022/23 trading for as much as \$275\$ per square foot well outside of the Boston/Cambridge sub-market. Prices for these same buildings have settled down with slower demand as much as 25-30% in 2024.

The new administration has already announced programs to bolster life science growth and other sectors and incentives/new opportunity zones. There will be a focus on increasing US GNP. Stocks are at an all-time eight-year run/high in a historic bull market. Aside from negative fundamentals in certain micro-markets, neighborhoods or particular properties, the table is set for a good year with industrial real estate and the US economy in general for years to come. Let's all think big and enjoy a prosperous 2025.

Boston - MA USA | 62.8B Asset Value

Graph/Numbers (CoStar)

MARKET ASKING RENT/SF	\$16.42	INVENTORY SF	369M
MARKET ASKING RENT GROWTH	6.2%	UNDER CONSTR SF	4.1M
MARKET SALES PRICE/SF	\$183	12 MO NET ABSORP SF	(1.2M)
12 MO SALES VOL	\$1.5B	VACANCY RATE	7.5%

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