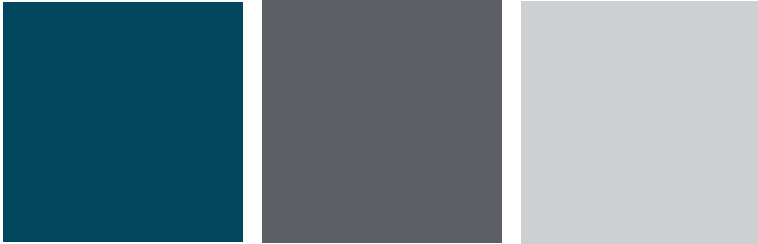
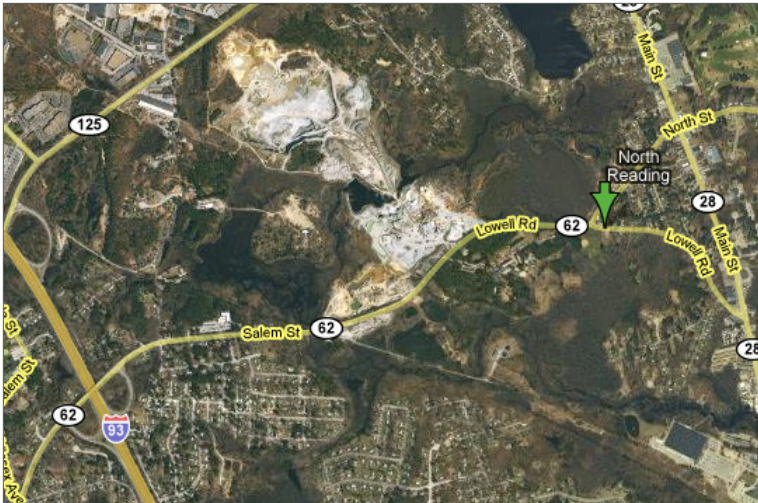


EDGEWOOD OFFICE PARK

North Reading, Massachusetts



UP TO **600,000 SF** OF
BUILD-TO-SUIT SPACE



ON BEHALF OF THE GUTIERREZ COMPANY, NAI HUNNEMAN IS PLEASED TO OFFER A FIRST CLASS BUILD-TO-SUIT PROPERTY AT EDGEWOOD OFFICE PARK IN NORTH READING, MASSACHUSETTS

Set in a prime location fifteen miles from Boston and three miles from interstates 95 and 93, Edgewood Office Park offers up to 600,000 SF of buildable space, and is zoned for industrial and office use. Located on Route 62, it is also within 1.5 miles of the MBTA commuter rail and conveniently located near shops, restaurants, and hotels.

NAI Hunneman

Commercial Real Estate Services, Worldwide.

303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

PRIME LOCATION! ONE MILE OFF ROUTE 93! Terrific Views, Amenities, Near MBTA!



The Gutierrez Company is a developer with a long-term vision and reputation that they offer to clients by managing projects from start to finish. They take pride in offering top of the line customer satisfaction. Every stage of the project development is a process that begins and ends with Gutierrez's ability to listen and understand each clients needs, strict attention to detail and a resolve to bring projects in on-time and on-budget.

Since, 1978, The Gutierrez Company has developed over 9 million square feet of office, research, development, and retail space.

- 600,000 SF of buildable office/research space in two or three buildings
- 43 acres are zoned for industrial and office use
- Features flexible floor plans, state-of-the-art building systems, and on-site expansion for growing companies

BUILDING 1:

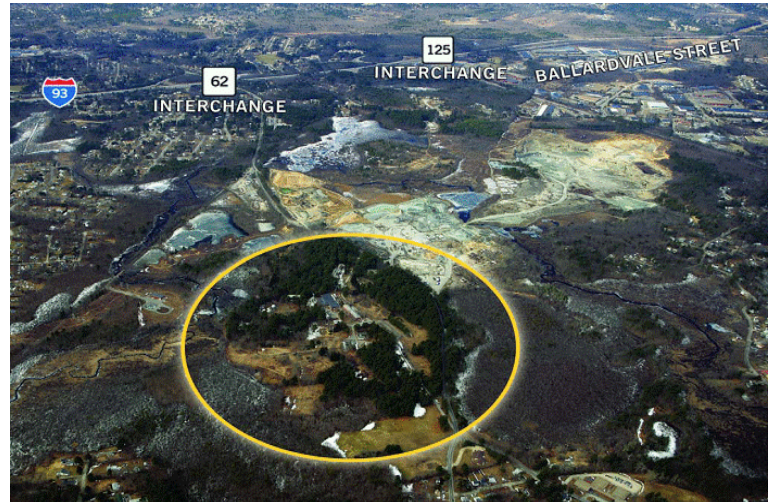
4 Stories
154,000 SF
540 Parking Spaces

BUILDING 2:

3 Stories
223,000 SF
780 Parking Spaces (100 in garage)

BUILDING 3:

3 Stories
223,000 SF
780 Parking Spaces (100 in garage)



FOR MORE INFORMATION, CONTACT:

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