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## Marcus Partners leases a new 88,200 s/f class A warehouse building at 7 Manley St. to 4Wall Entertainment

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West Bridgewater, MA According to Marcus Partners, 4Wall Entertainment has signed a lease to fully occupy a new 88,200 s/f class A warehouse building at 7 Manley St. 7 Manley will represent the firm's fourth newly constructed industrial project in Greater Boston over the past two years to be fully leased prior to completion. Marcus Partners looks to further build upon its track record in this space with a 168,000 s/f project now under construction at 4 Executive Dr. in Andover, Mass.

Located off Rte. 24 and currently under construction, 7 Manley is expected to be completed next month. 4Wall is a full-service lighting, video, and rigging company servicing all facets of the entertainment industry - from corporate events and theatre to concert touring and television.

"It's been a great experience working closely with the 4Wall team to provide them with a long-term home in what will be a best-in-class building," said Marcus Partners principal and head of construction Josh Berman. "This outcome validates our strategy of taking a measured approach to new industrial development where we are limiting our investment into projects that best match tenant demand (targeting tenants < 250,000 s/f), in locations that offer superior highway access within established institutional submarkets. Our project in Andover continues that strategy."

Once completed, the new building will provide warehouse distribution space with 36' clear height, 12 dock doors (ability to go up to 30 docks), one drive-in door, 18 trailer spaces, 88 car parking spaces, and 8,000 s/f of office into a new space for 4Wall Boston, which is currently located in Canton, Mass.

Steven Way, General Manager of the 4Wall Boston location, commented on the new space, “At nearly 90,000 square feet, we will be able to increase our lighting, video, and audio inventory to service our customers better than ever. The all-new expansion is set to include multiple prep spaces, production offices, and a pre-visualization suite are all part of the plan. My team and I are very excited to move into our new home.”

Delivering at the end of 2023, the Andover site includes a new 167,610 SF building and features excellent access from Route 93, as well as potential for highway signage visibility and ample trailer and car parking.

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