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Newmark secures 95,800 s/f industrial lease for Axcelis' new distribution facility

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Beverly, MA Newmark has arranged a 95,800 s/f industrial lease at 105 Sam Fonzo Dr. The transaction welcomes new tenant, Axcelis Technologies (Axcelis), an American company engaging in the design, manufacturing and servicing of capital equipment for the semiconductor manufacturing industry worldwide. Newmark executive managing directors Richard Ruggiero, Matt Adams, Torin Taylor and Rory Walsh represented the tenant on the transaction.

With the growth of the semiconductor industry, Axcelis has witnessed continued growth in demand as a leading supplier of enabling ion implantation solutions – resulting in the tenant's need for additional capacity for its logistics operation. With this, the tenant secured a long-term lease to occupy the entirety of 105 Sam Fonzo Dr., which will serve as the company's new distribution and fulfillment center.

Richard Ruggiero

Matt Adams

Torin Taylor

Rory Walsh

Developed by Tom Ford, owner of the Georgetown, MA-based T Ford LLC, 105 Sam Fonzo Dr. was originally a five-acre parcel that was purchased and expanded by an adjacent nine-acre National

Grid-owned property. Designed with the intention to keep up with the continued demand from the North Shore companies, T Ford LLC assembled the 14-acre site and delivered the ground-up logistics facility spanning 95,800 s/f.

“Topography made this a challenging 14-acre site. Green Leaf Construction and Engineering Alliance brought forward thoughtful solutions and moved the project along,” said Tom Ford of T Ford LLC. “Through the collaborative efforts of all parties involved, we are gratified to have welcomed a best-in-class tenant such as Axcelis and look forward to witnessing further milestones in their new space.”

The facility is designed to optimize the tenant’s logistics and warehouse operations, while providing flex capacity for the company’s manufacturing operations to support its growth. The facility features the latest technologies, such as AI-driven autonomous mobile robots (AMRs) and innovative enterprise-level warehouse automation to provide significant efficiency, as well as improve material handling and flow to Axcelis’ operations.

In addition, the logistics center includes several energy and employee-friendly amenities including EV charging stations, utilization of US EPA Energy Star-rated heating, ventilation and air conditioning equipment and all LED lighting with advanced motion sensors.

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