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Featured Property: Patriot Holdings and Circle G Construction complete 147,840 s/f new high-bay industrial development

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Methuen, MA There is an exciting opportunity to lease or purchase a modern newly constructed 147,840 s/f industrial project in Methuen, Massachusetts. Patriot Holdings and Circle G Construction have developed a state-of-the-art warehouse strategically positioned at the intersection of I-495 and Highway 213, with nearby access to both Highway 113 and I-93. The property serves as a critical access point along the New Hampshire and Massachusetts border along I-93.

The class A building is constructed to maximize productivity with its modern features including:

- 21 loading docks and 1 drive-in door;
- 36' clear heights;
- 50' x 50' column spacing;
- ESFR sprinkler safety;
- Maximum power capacity at 4,000-amp, 480-volt 3-phase power; and
- Expansive 150-space parking lot.

The property can be demised from its 147,480 s/f space to two separate suites at 65,280 and 85,200 SF. In addition, there are incentives available from the City of Methuen, allowing a tenant to optimize their bottom-line and serve a large market, given the superior access to Interstates 495, 93 and 95.

This project is especially meaningful for Jeremiah Boucher, Founder and CEO of Patriot Holdings, who grew up in Hudson, New Hampshire. Boucher noted, “Our vision was to deliver a state-of-the-art logistics facility to an underserved market. We have been investing in New England for over 20 years and are eager to continue to drive growth in this Methuen submarket. We are pleased with the leasing activity and expect to select a tenant to occupy this asset shortly.”

Tim Wilkins, General Partner and COO of Patriot Holdings added, “It has been a pleasure working with partners brothers Lonnie and Stephen Giordano of Circle G Construction and Joe Gulla to construct this modern industrial asset. In addition, the City of Methuen has been a great place to do business and continues to support our efforts to attract the right tenant to this location.”

The asset provides a secure location and offers new tenants the flexibility for both warehousing and manufacturing needs. There has been significant interest from user demands to join neighboring tenants in the submarket, including Amazon, Thermo Fisher Scientific, 3M, UNICO, Modelez International and Dynawave.

James Tambone, vice president of Lincoln Property Company, has been retained to sell and lease the property. He is working closely with senior vice president Tim Latham and vice president Chris Deveaux on the listing.

Interested parties in acquiring or leasing the asset can reach out to James Tambone at (978) 578-6111 or jtambone@lpc.com.

In addition, the Patriot Holdings Team can be reached through Bernard Clevens, Director of Asset Management, at (321) 271-1927 or bernard@patrioholdings.com.

Patriot Holdings is headquartered in Las Vegas, Nevada. Founded Jeremiah Boucher in 2007, the firm currently owns over 100 commercial properties, the majority of which are in New England, and oversees approximately \$350M in assets under management (AUM). The firm is dedicated to adding value to every project and consistently delivers results with an average IRR of 25% to limited partners.

Circle G Construction is headquartered in Methuen, Massachusetts. Founded in 2002 by brothers Lonnie and Stephen Giordano, the firm is a full-service commercial construction company. The company specializes in interior and exterior general construction, remodel, repair and maintenance services across all major commercial assets, including industrial parks, office buildings and shopping centers.

Lincoln Property Company is a distinguished name in the Greater Boston real estate market. With a legacy spanning more than 35 years, our Boston office has established itself as a trusted partner in real estate services, offering customized, results-oriented solutions underpinned by a proactive,

client-centric approach.

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