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## **Marcus & Millichap brokers \$5.75 million sale of flex industrial facility**

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4 Federal Street - Billerica, MA

Billerica, MA Marcus & Millichap completed the sale of a 40,000 s/f flex industrial facility for \$5.75 million.

Harrison Klein, Luigi Lessa and Mattias Edenkrans, investment specialists in Marcus & Millichap's Boston office, exclusively marketed the property on behalf of the seller. Peter Kim at Berkshire Hathaway, procured the buyer. Miguel Encarnacion of Parson's Commercial Group was also involved in the transaction.

“We achieved a strong sale on this asset by targeting an owner-user, despite the property being leased for another year. Users remain active for office and flex buildings, providing attractive exits for investors,” said Klein, first vice president investments.

“Ownership had been trying to sell this asset for two years with no success. Once they engaged us, we secured four offers and ultimately closed at 98% of the client’s original asking price. We’re excited to see Onnuri’s vision come to life in the coming years,” said Lessa, senior associate.

Located at 4 Federal St., this flex facility sits on a 2.96-acre lot within The Fields business park, 0.2 miles from Rte. 3 and positioned between I-95 and I-495. The building is fully occupied by Boston Semi Equipment, a major supplier in semiconductor test automation, which has been a tenant since 2014.

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