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Patriot Holdings presents prime redevelopment and leasing opportunity at 894-896 Boston Post Rd., Marlborough, Mass.

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Marlborough, MA Patriot Holdings has presented a one-of-a-kind prime redevelopment and leasing opportunity in a light industrial/flex campus setting at 894-896 Boston Post Rd. Situated 28 miles west of downtown Boston with hassle-free connectivity to I-495, I-290, I-90, and I-95, this property offers easy access to a major commercial corridor. The city of Worcester sits 21 miles west of the property as well, presenting multiple market opportunities for a new owner.

Concept Plan Overview:

Building 1 (existing): 13,326 s/f

Building 2 (proposed): 12,000 s/f

Building 3 (proposed): 73,300 s/f

Building 4 (existing): 22,864 s/f

Total: 121,490 s/f

Type: Light Industrial Flex

894-896 Boston Post Rd. East is a 12.30-acre industrial property with an existing building footprint of 89,517 s/f of industrial space. Sellers are seeking approval for 85,300 s/f of light industrial/flex space, bringing the total size to 121,490 s/f.

Part of the large Concord/Maynard industrial submarket, there is ample opportunity for income growth throughout the life of this investment. In this submarket, rents have grown by 6.7% over the past 12 months, and easily exceeded the 5.6% average annual change over the past decade.

Jeremiah Boucher, founder and CEO of Patriot Holdings, said, "We own over 100 commercial assets across New England. Our business plan continues to be to acquire and reposition blighted assets so that we can re-energize the local community and provide better space for our tenants. At the end of the day, our tenants are the customers and they need proper real estate in order to meet the needs of their respective customers."

Tim Wilkins, general partner and COO of Patriot Holdings said, "We have spent significant time and

money to renovate this asset so that it can attract more businesses to relocate here. In fact, we were happy to recently welcome Oh Deer, a local expert pest control company, to our site.”

The asset provides a secure location and offers a vibrant commercial corridor near large industrial tenants including Raytheon Technologies, Cornerstone Landscape Supplies, and Big Apple Restaurant. Additional surrounding points of interest include Callahan State Park and numerous dining and retail options along Boston Post Rd.

Matt Cuneo, senior advisor at SVN Parsons Commercial Group, has been retained to sell and lease the property. He is working closely with vice president Victor Galvani on the listing.

Interested parties in acquiring or leasing the asset can reach out to Matt Cuneo at 774-217-2684 or matt.cuneo@svn.com.

Patriot Holdings is headquartered in Las Vegas, Nevada. Founded by Jeremiah Boucher in 2007, the firm currently owns over 100 commercial properties, the majority of which are in New England, and oversees approximately \$350 million 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. <https://www.patrioholdings.com/about-us>

Over the past 30+ years SVN| Parsons Commercial Group | Boston has worked with thousands of tenants, landlords, developers, and investors related to their real estate needs. From this experience, their firm has established the reputation as one of the leading full service commercial real estate firms in the Greater Boston and Worcester markets. Clients benefit from their proven

track record, established relationships, depth of experience and unparalleled market knowledge.

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