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## **Marcus Partners assembles light industrial portfolio totaling 168,480 s/f**

July 18, 2025 - Front Section



Aerial view of 77 Accord Park Drive - Norwell, MA

Holliston, MA Marcus Partners has assembled a new light industrial portfolio in the Greater Boston area under a strategic imperative to identify well-located, highly functional multi-tenant properties that cater to the needs of underserved regional tenants. 275 and 330 Hopping Brook Rd., Holliston, and 77 Accord Park Dr., Norwell together comprise 168,480 s/f of light industrial space across six buildings with key attributes that appeal to a wide range of businesses that serve dense population clusters to the immediate West and South of Boston. Under this same investment strategy, the firm recently acquired a 1.2 million s/f, 25-building light industrial portfolio in Southern New Jersey and Bucks County, Pennsylvania in September 2024.

“We see significant appeal in light industrial properties that present an opportunity to be updated

and tailored to meet modern tenant needs,” said Chris Legocki, senior vice president, investments of Marcus Partners. “Our strategy capitalizes on strong demand for smaller scale industrial spaces of institutional quality and caters to location-sensitive, regional industrial tenants that are underserved by new construction supply and often displaced by redevelopment of infill light industrial properties for alternate uses. This provides a niche where we can offer improved facilities and streamlined property operations for businesses that want to remain close to their existing customer base.”

275 and 330 Hopping Brook Rd. in Holliston are two separate buildings that were built in 2013 and 2005 respectively and are fully leased to 10 tenants. This portfolio acquisition was financed by Cambridge Savings Bank.

77 Accord Park Dr., Norwell contains four light industrial buildings built in 1983. This campus is 78% leased to 13 tenants. The acquisition was completed with JV partner, Rhino Capital and financed by Middlesex Savings Bank.

The properties were each bought in May from long-term original owners.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540