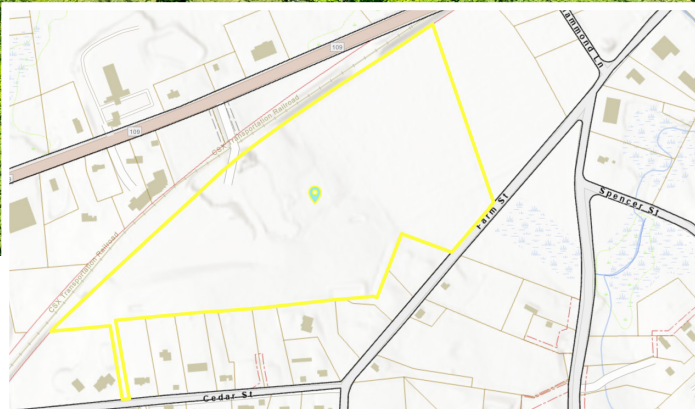


JACK CONWAY

COMMERCIAL

Offering Memorandum | 36 Acres of Industrial Land For Sale

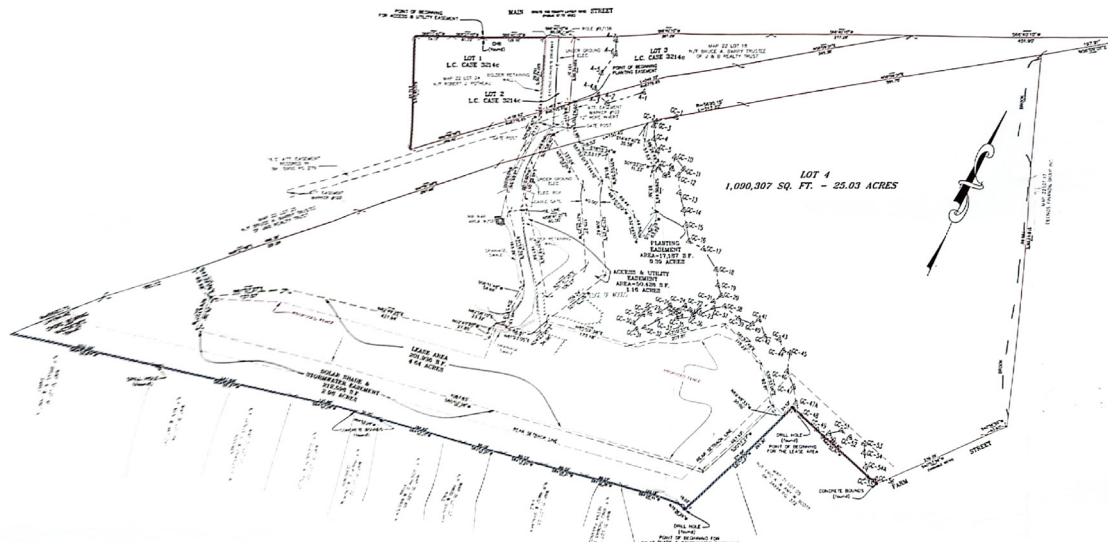


1280 Main St.
Millis, MA

Craig S. Shames
COMMERCIAL BROKER
508-988-0702
cshames@jackconway.com

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Disclaimer & Limiting Conditions

Jack Conway has been retained as the exclusive listing broker to arrange the sale of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition, and other factors, which, therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, suitability, or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon their own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks, and other information provided in connection therewith.

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Executive Summary



Land:

- Total Area: 36 acres of versatile land.
- Cleared Land: 10 acres are cleared, ready for development, agriculture, or other uses.
- Solar Lease: A segment of the land is currently leased to a reputable solar company, offering a sustainable and reliable source of passive income. Financial details are available upon request.
- Income Generation: The existing solar lease provides good passive income, making this an attractive investment opportunity.
- Scenic Location: Nestled in the beautiful town of Millis, known for its natural beauty and community-oriented lifestyle.
- Call for offers



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Property Overview



Overview:

We are pleased to present an exclusive opportunity to acquire 36 acres of prime land in the scenic and growing community of Millis, Massachusetts. This expansive property offers a blend of cleared land and leased segments, providing both immediate usability and steady passive income. This is a rare opportunity to invest in a large parcel of land with immediate and long-term benefits.



Key Features:

- **Development Potential:** The cleared portion of the land is ideal for various development projects, including residential, agricultural, or commercial ventures.
- **Sustainable Investment:** The leased segment to the solar company not only generates passive income but also contributes to sustainable energy solutions.
- **Financials:** Detailed financial information regarding the solar lease and income generation is available upon request, offering transparency and confidence in your investment.

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Photos



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Tax Parcel



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Broker Profile

Longtime Bay State attorney, real estate investor, and business owner Craig Shames is an integral member of the team at Jack Conway Commercial. Shames specializes in serving the sales, leasing, and development needs of Boston, Jamaica Plain, and Roxbury areas.

A former Assistant District Attorney and Assistant Attorney General for the Commonwealth of Massachusetts, Shames left the legal field to work for the Hanover-based Conway Commercial Group. He holds a bachelor's degree in Justice Studies from Arizona State University and a Juris Doctorate from the New England School of Law. He is also an MBA candidate at Northeastern University.

Experience

- 20 years

Education

- JD New England Law Boston
- BA Arizona State University
- CRED Certified real estate developer -REDI Foundation

Professional Associations

- Massachusetts Association of Realtors
- Greater Boston Association of Realtors
- National Association of Realtors

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Confidentiality Agreement

This Marketing Brochure and the information contained within, is propriety and strictly confidential. It is intended to be used only by the party receiving it from Broker. It should not be made available to any other person or entity without the express written consent of Broker.

Release

This Marketing Brochure has been prepared to provide basic, unverified information for prospective purchasers. By accepting this Marketing Brochure, the recipient agrees to release and hold harmless Broker from any claim, demand, liability or loss arising out, or relating in any way, to the information contained in this Marketing Brochure and from Buyer's investigation of the property. In no event shall Ascension Advisory or Broker be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this Marketing Brochure or any information contained herein.

Non-Endorsement

Broker is not affiliated with, endorsed by or sponsored in any way by any tenant or lessee identified in this Marketing Brochure. The presence of any entity's logo or name is not intended in any way to indicate affiliation, sponsorship or endorsement by said entity of Broker.

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