



MUNTERS CORPORATION



79 Monroe Street
Amesbury, MA 01913

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



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79 MONROE STREET
AMESBURY, MA 01913



Shattuck Properties, LLC
150 Merrimac Street / Suite D
Newburyport, MA 01950
Office: 617-501-5970
www.shattuckre.com

Built By: www.crebuilder.com



PROPERTY SUMMARY

Offering Price	\$11,200,000.00
Building SqFt	137,612 SqFt
Year Built	1979-1995
Zoning Type	INDUSTRIAL
Total Acreage	16.05 (approximate)
Lot Size (SF)	699,138
Frontage	300'
County	Essex
Coordinates	42.857695, -70.90608
Parcel ID	Ames M:56 B:0022

INVESTMENT SUMMARY

Shattuck Properties, LLC is proud to exclusively present 79 Monroe Street, Amesbury MA for sale. Ideal for Users, User Investors, or Investors alike looking for an efficient asset. All needs are met in this well maintained, full-featured industrial investment. The 2-story facility has great highway access with Interstates 495 and 95 within 1.5 miles. The facility is positioned to convert to a multi-tenant one for the right buyer. It has a full 3,000 amp / 480V system powering 137,612 sq.ft. with 24 ft ceiling height, 40 ft by 40 ft column spacing in the main MFG floor, Dual air compressors, an abundance of loading options, and indoor / outdoor storage. The building also has multiple new cranes ranging from 1 Ton to 15 Tons. This is the perfect location for an owner-user, or for an investor seeking a turn-key option in a fast growing market.



Building Data

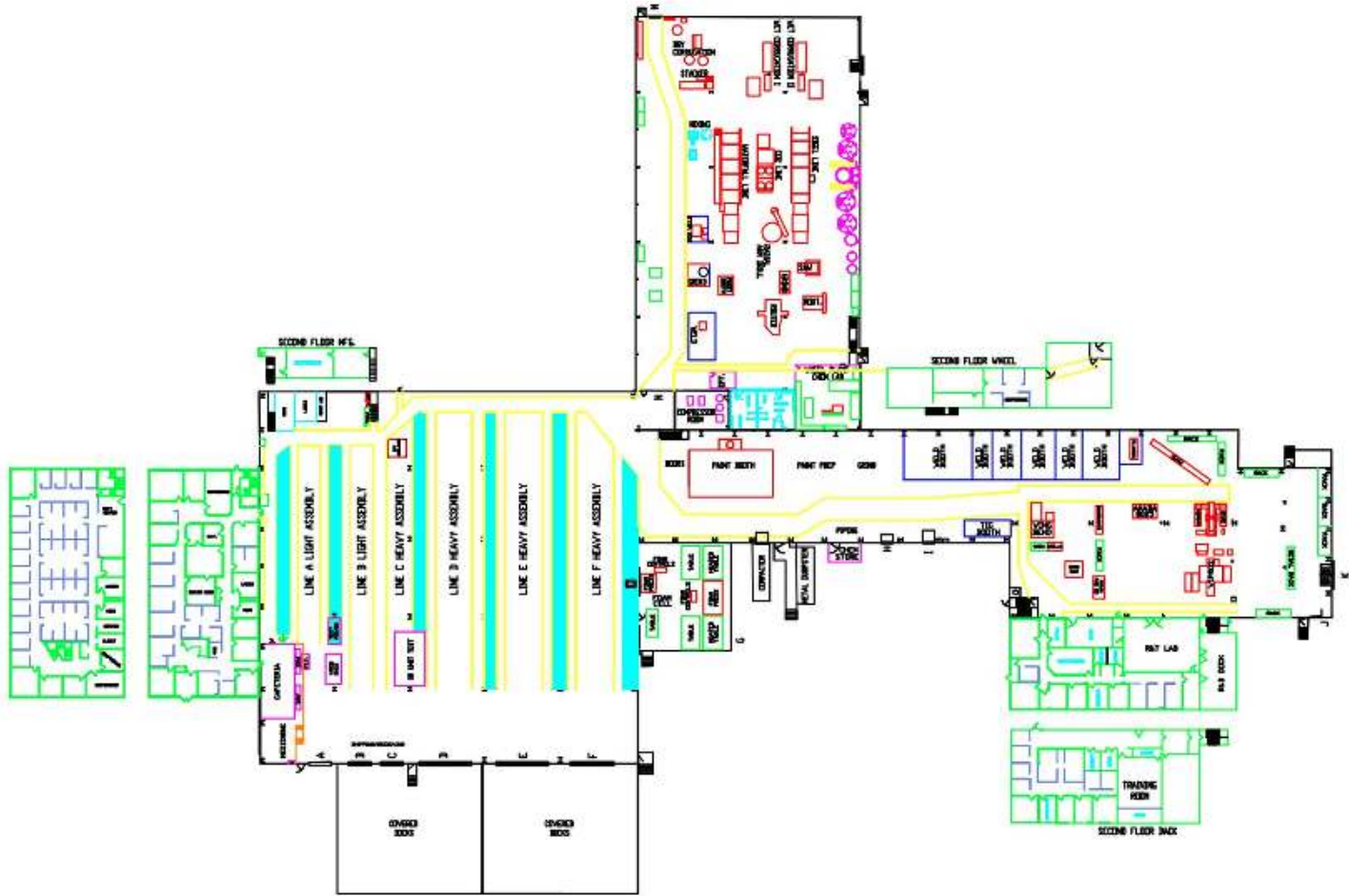
BUILDING ADDRESS

# OF BUILDINGS:	1
ADA COMPLIANT:	Yes
ADDRESS:	79 Monroe Street, Amesbury MA 01913
ANNUAL MAINT:	Snow Removal, Landscaping, Security Figures
BAY SIZE:	See Below
BOOK VALUE:	\$10,023,900
BUILDING SF:	137,612
CAR PARKING:	226 parking spaces (1.64 per 1,000SF ratio)
CLEAR HT:	24' to the Bottom of the Bar Joist, 27' to the Deck
CONDITION OF BLDG:	Good
CONSTR TYPE:	Steel
COOLING SYS:	Office areas are fully Air-conditioned. Wheel Plant section has a cooling system.
COUNTY:	Essex
COVERAGE RATIO:	.93 FAR
DEFERRED MAINT:	No
DID:	(3) Drive Ins ranging from 8' by 8' to 12' by 12'
DOCKS:	(12) Dock Height Doors ranging from 8' by 8' to 23.5' by 29.5'
ELEVATOR:	No
ENVIRON REPORTS:	Yes
FLOOR THICKNESS:	6" in most areas of the manufacturing floor. Some areas for equipment are 12"
FRONTAGE:	300' Frontage, 650' Depth
HEATING SYS:	RTU's. Forced Air Duct-Gas. Trane
HIGHWAY ACCESS:	Approximately 1.5 Miles to Interstates 495 and 95
HVAC AGE:	Varies. Newest RTU's approximately 6 years old
LAND:	16.05 Acres
LIGHTING:	LED lighting throughout, with occupancy sensors in MFG space. Installed 2016
MANUFACT SF:	110,000 Square Feet
OFFICE SF:	27,612 Square Feet
PERSONAL PROPERTY:	Multiple cranes staying with the building
PHASE I:	Yes
POWER:	3,000 Amp Service / 480V
RAIL ACCESS:	No
REFUSE:	Waste Management. (1) Recycling, (1) Solid waste, (3) Special waste
ROOF AGE:	Roof replacement ranging for Years 2015-2020. Majority of roof replaced 2018
ROOF TYPE:	Rubber membrane
SEWER SOURCE:	City Sewer
SIGNAGE:	Yes
SITE HISTORY:	Manufacturing
SPRINKLERED:	Yes- Hydraulic design Automatic Sprinkler system
STORAGE SF:	Outside area- approx 2,000SF, in addition to hard canopy Drive In bay storage area
SURROUNDING ZONING:	Industrial
TAXES:	\$156,773.79 (Fiscal 2024)
TIF:	No
TRUCK PARKING:	TBD
USE:	MFG Facility
UTILITIES:	Electric, Natural gas, Water, Sewer to building. National Grid, City of Amesbury
WAREHOUSE SF:	Included in the 110,000 SF Industrial Area
WATER SOURCE:	City Water
YEAR BUILT:	1979-1995
ZONED HEATING:	Yes
ZONING:	Industrial / R20
OTHER:	Newer (4) BA Security System / Dual Comprressed Air Systems with tanks, 125PSI





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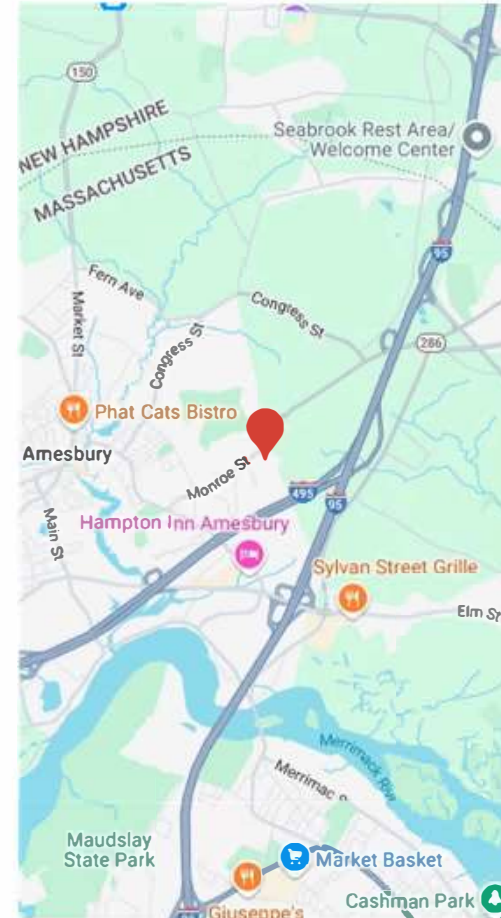




Drone link: <https://drive.google.com/file/d/1rDvL6ACliSQNgmgwFytZ-PYU1uXYRQVW/view>

INVESTMENT HIGHLIGHTS

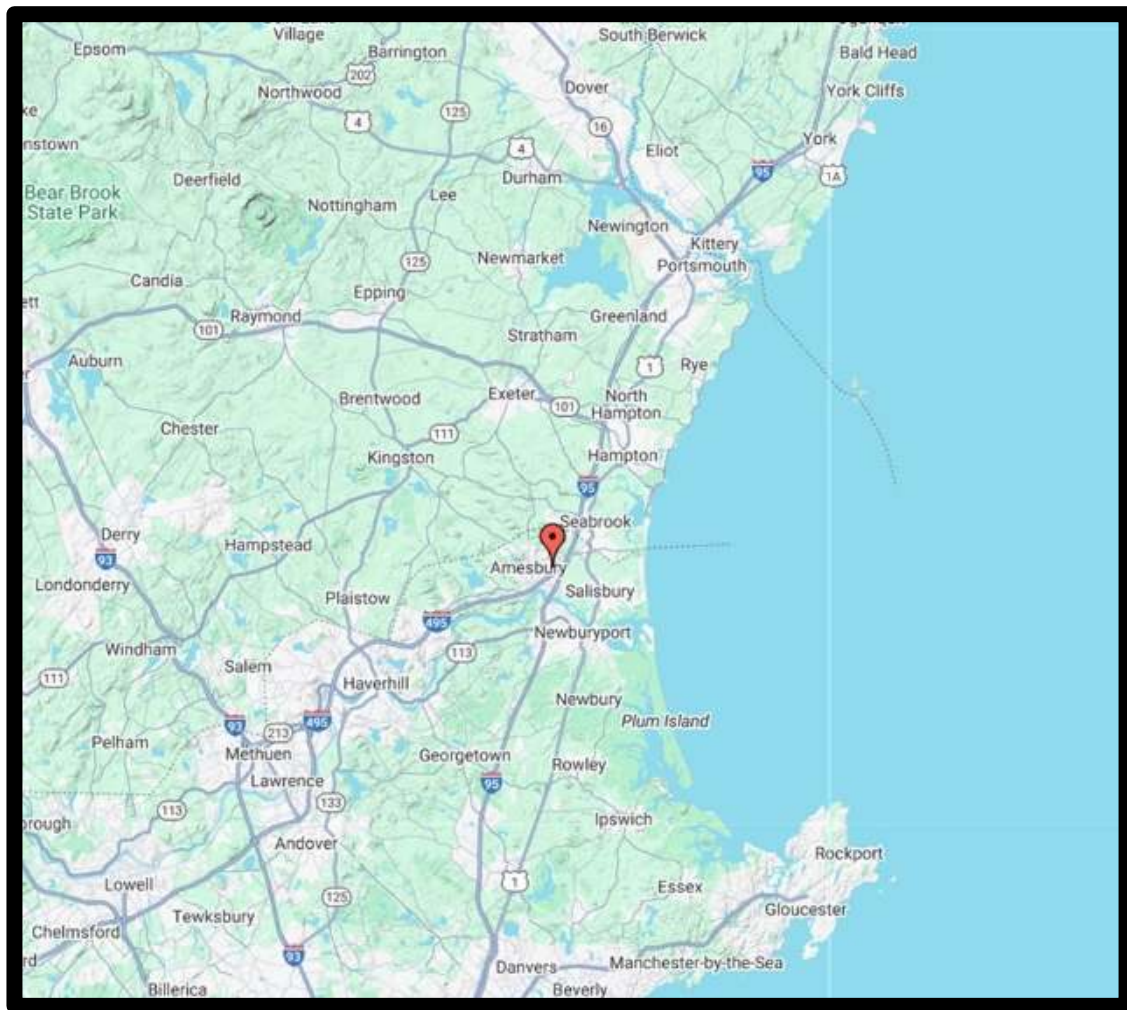
- Originally built in 1979, the property has undergone extensive phased in modifications, including fully renovated offices and updated security. This is an opportunity to acquire a corporate-type headquarters in a strong North of Boston Industrial Market. The investment could also offer significant, predictable cash flow to an investor from prospective tenants now in the market, plus the potential for increased real estate value as the lease(s) mature. The expected purchase price will represent a significant discount to the cost of replacing the facility, especially given the current construction climate. Location-wise, Interstate 495 and 95, a heavily travelled north-south thoroughfare is home to a thriving MFG cluster, including Rochester Electronics, Ovik Health (formerly Milliken), and Lonza to name a few. The location is close to an amenity rich seacoast, with some of the best restaurant scenes and housing options in the state of MA.
- Property features approximately 27,600 sq.ft. of office space on 2 floors with access to open concept office, executive offices, restrooms and multiple conference rooms, as well as 110,000 sq.ft. of climate-controlled MFG, warehousing and storage space with full sprinkler coverage. The property is outfitted with (12) varying sized dock height loading docks, in addition to (3) drive in bays. There is also a large area with covered docking. There are also usable mezzanine structures within the space.
- Perfect for bringing all operations under one roof, this 2-storey MFG/Flex industrial space packs all your needs in one place. Overall layout of the space lends itself to flexibility for MFG, Warehousing, and Distribution users alike.



Expense Breakdown (Approximates)

Property Insurance	\$48,164.00
Property Tax	\$156,773.79
Operating Expenses-Snow Removal, Landscaping, Security	\$101,000.00

Total: \$305,937.79



LOCATION HIGHLIGHTS

- *Located in a commercial/industrial section of Amesbury MA, take over the perfect home turf for conducting business, with easy **direct access** to Interstates 495 and 95, within 1 mile of the building.*
- *Strategically located approximately 45-60 minutes from both Manchester / Boston Regional (NH) and Logan International Boston airports.*
- *Smart investment opportunity in the North of Boston, Southern NH, and Seacoast markets with active industrial tenants, low vacancy rates and open inbound / outbound transportation options.*
- *Great local food and entertainment scene with access to downtown Amesbury, and a quick drive to both Newburyport MA and downtown Portsmouth NH, historic coastal cities. Bring everything your employees, or your tenant's employees need within reach of the workplace.*



ABOUT AMESBURY

Amesbury is a city in Essex County, Massachusetts, United States, located on the left bank of the Merrimack River near its mouth, upstream from Salisbury and across the river from Newburyport and West Newbury. The population was 17,366 at the 2020 United States Census. A former farming and mill town, Amesbury is today largely residential.



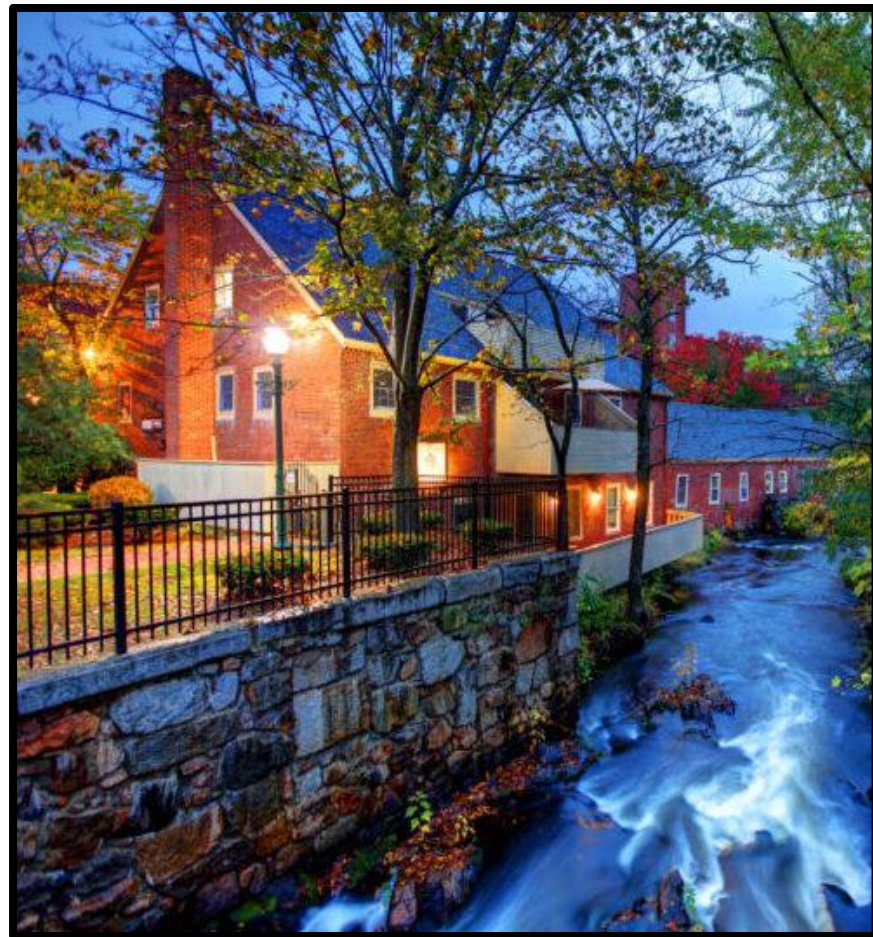
CITY OF AMESBURY

AREA

City	13.7 sq mi
Land	12.3 sq mi
Water	1.4 sq mi
Elevation	49 ft

POPULATION

Population	17,366
Density	1,412.79 sq mi





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,321	28,291	64,746
2010 Population	3,361	29,487	56,435
2024 Population	3,735	31,410	60,315
2029 Population	3,290	31,835	61,402
2024-2029 Growth Rate	0.03 %	0.33 %	0.33 %
2024 Daytime Population	3,373	27,848	58,524

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	108	771	1,432
\$15000-24999	133	733	1,445
\$25000-34999	68	577	1,226
\$35000-49999	189	1,001	1,242
\$50000-74999	185	1,865	3,345
\$75000-99999	129	1,488	3,106
\$100000-149999	276	2,879	4,709
\$150000-199999	121	1,468	3,188
\$200000 or greater	215	2,621	5,335
Median HH Income	\$ 82,208	\$ 102,024	\$ 106,534
Average HH Income	\$ 76,744	\$ 141,310	\$ 153,433



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,271	11,331	22,205
2010 Total Households	1,327	11,973	23,462
2024 Total Households	1,304	13,203	25,031
2029 Total Households	1,394	13,391	26,262
2024 Average Household Size	2.3	2.34	2.3
2024 Owner Occupied Housing	921	9,211	18,464
2029 Owner Occupied Housing	953	9,577	19,151
2024 Renter Occupied Housing	473	3,992	7,467
2029 Renter Occupied Housing	441	3,819	7,579
2024 Vacant Housing	87	857	2,829
2024 Total Housing	1,481	14,040	28,660

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SHATTUCK PROPERTIES, LLC and it should not be made available to any other person or entity without the written consent of SHATTUCK PROPERTIES, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SHATTUCK PROPERTIES, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. SHATTUCK PROPERTIES, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, SHATTUCK PROPERTIES, LLC has not verified, and will not verify, any of the information contained herein, nor has SHATTUCK PROPERTIES, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE SHATTUCK PROPERTIES, LLC
ADVISOR FOR MORE DETAILS.

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