

1395 Commerce Way
Attleboro, MA



Ice Hockey Rink

Home of Ice Hockey, Hub of Opportunity!



1395 Commerce Way Attleboro, MA

GREATER BOSTON
COMMERCIAL PROPERTIES INC.



Welcome

This specification prospectus is for investors interested in the Ice Rink located in Attleboro, MA. The ice rink is a profitable business with a solid customer base and growth potential. The purpose is to provide detailed information about the ice rink and its financial prospect.

LEGAL DISCLAIMER:

Every effort has been made to furnish the most accurate information available on this property. However, all statements and conditions contained herein are subject to errors, omissions, prior sale or removal from the market without notice.

Property Features

Land Area:	12.39 Acres
Zone:	IBP
Building Size (usable):	108,205 SQ FT
No of Buildings:	One
Number of Stories:	Two w/Mezzaine
Year Built:	2016
Parking Spaces:	158
Type:	Retail - Commercial
Gross Leasable area:	126,992 SQ FT
Rinks:	2 full sheet NHL size + 3/4 Studio



The Ice Rink

The Ice Rink is Attleboro, MA's latest ice facility is built 126,992 square foot of gross leasable area over two stories, 2 full sheet NHL rinks, a 3/4 sheet studio rink, and a small goalie sheet. In addition, there is a full state-of-art hockey skills center, with a Rapid Shot System, 3 synthetic surfaces, and a unique double-wide (2-player) treadmill. The Rink also features tenant-owned solar panels on roof and 158-space parking lot.

It is part of a larger master Sports Village concept, which has been proposed to include an aquatics center, indoor and outdoor soccer facilities, a field house, open event fields, a hotel, and hundreds of new residential units.

Amenities: The Ice Rink offers a range of amenities including private locker rooms for tenants and players, a well-appointed skills center, strength training facilities, and skate rentals for recreational ice usage. The Ice Rink has an attached structure to house the Zamboni, which has access to both rink surfaces. One surface offers stands on one side of the ice surface, and an indoor heated viewing area on the other side, which converts into an indoor hockey/basketball surface during the summer months. The second surface offers stands on three sides and is the premier ice surface for year round hockey. This surface also houses regional tournaments. In addition, the rink includes a smaller sheet specifically designed to accommodate goaltender training.

Retail Spaces: Apart from separate Office area and Reception, the facility includes 20,000 square feet of retail spaces for bar and restaurant with full size kitchen, a pro shop, an athletic training facility, a hockey skills center, and a physical therapy practice. The facility is also home to a family entertainment center, a party/reception catering space, a restaurant, and cafe, a separate game room and lounge areas.

Operations: The ice rink operates up to 18 hours a day, seven days a week, offering ice hockey games, public skating sessions, figure skating classes, and other events.

Equipment: The ice rink is equipped with a modern refrigeration Trane system with multiple chillers, Three De-humidifiers - one for each Rink, Carrier HVAC system, Three Daiken Zoning systems, Three Zamboni ice resurfacers, rental skates, and other equipment necessary for its operations, including state of the art camera, tv, phone system, network system, permitted fire safety, elevators, etc.

Employees: The ice rink has full time and part time employees, including managers, coaches, and other staff.



1395 Commerce Way Attleboro, MA



GREATER BOSTON COMMERCIAL PROPERTIES INC.

Construction Type: IIB
Building Perimeter: 1,349 LIN FT

Area Per Story

Mezzaine:	7,929 sq ft
Basement:	22,798 sq ft
Floor 0:	54,930 sq ft
Floor 1:	22,548 sq ft
Total (ex Mezz):	100,276 sq ft
Occupant Load:	2,192
Actual Height:	42'

Floor 1 Fixed Seating:	972 Occupants
Standing Area:	2,719 GSF
Restaurant:	4,120 GSF, 100 Occupants
Hockey Skill & Conditions:	3,007 GSF
Strength & Conditioning:	1,002 GSF
FEC's (Total):	2,942 GSF
Offices & Conf. Room:	1,000 GSF
Rink Managers:	272 GSF
Concessions:	2,061 GSF
Pro Shop:	720 GSF
Storage & Mechanical:	734 GSF

Premier Rink:	16,335 GSF
Secondary Rink:	16,335 GSF
Half Ice:	7,468 GSF
Locker Rooms & Staff:	7,856 GSF
Locker Rooms:	5,118 GSF
Storage & Mech:	5,140 GSF

Hard Work Beats Talent When Talent Doesn't Work Hard



1395 Commerce Way Attleboro, MA

GREATER BOSTON COMMERCIAL PROPERTIES INC.

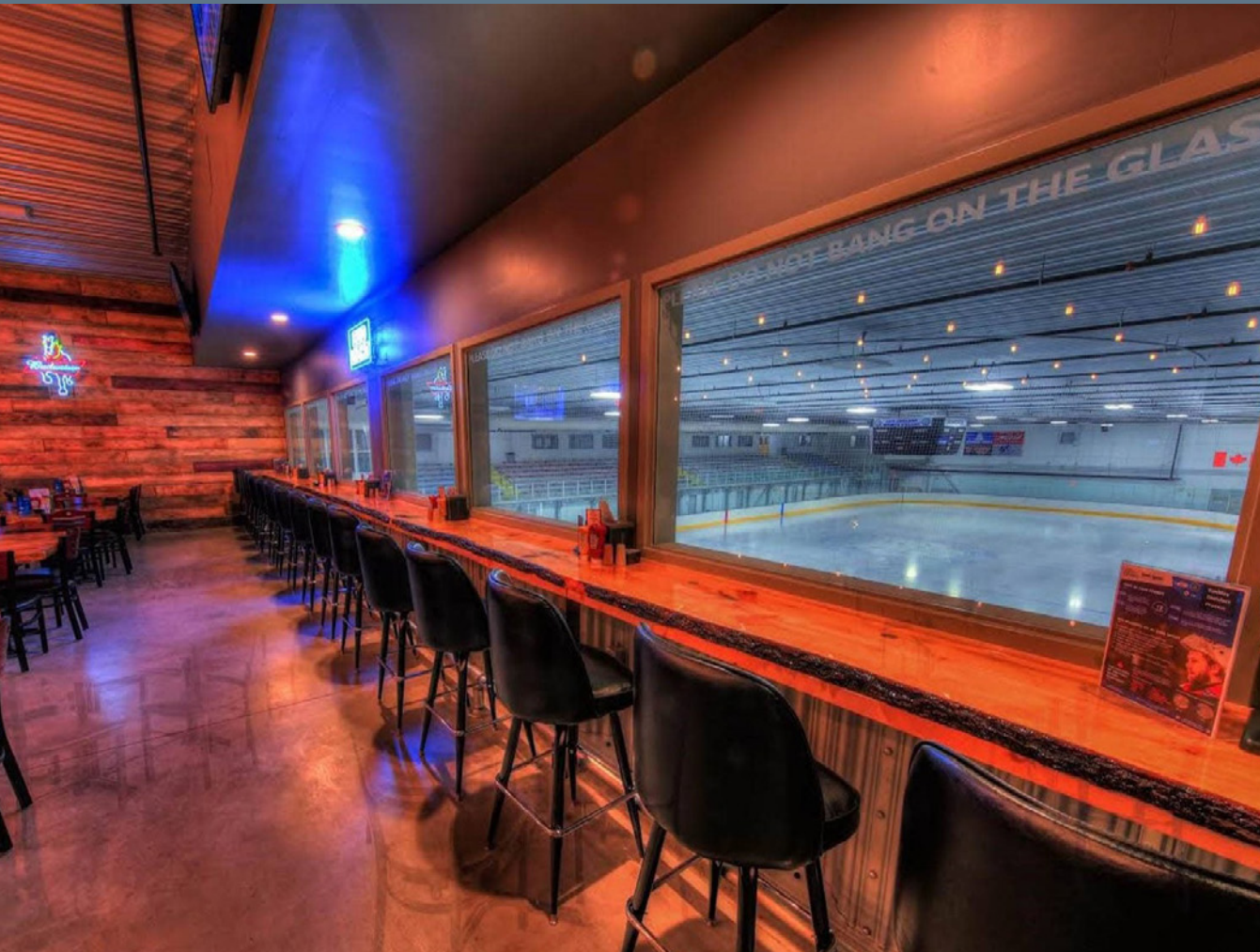
Site Info and Improvements:

Utilities:	Water, Sever, Electricity, Gas, state- of-the-art Camera, TV, Phone system, network system, permitted Fire Safety, Elevator
Improvements:	Asphalt paved parking, curbing, signage, landscaping yard lighting and drainage
Construction:	Steel and masonry
Foundation:	Poured concrete slab
Framing:	Structural steel with masonry and concrete encasement
Floors:	Concrete poured over a metal deck
Roof Type & Cover:	Hip, Metal
Pedestrian Doors:	Glass, wood and metal
Windows:	Thermal in aluminium frames
Heat:	Gas, Hot water system
Cooling:	Central HVAC
Elevator:	One Passenger Elevator
Fire Protection:	100% sprinkled
Security:	Exterior monitors
Floor Covering:	Carpet, Tile and concrete
Walls:	Drywall and plaster
Ceilings:	Acoustile Tile
Lighting:	Fluorescent



1395 Commerce Way Attleboro, MA

GREATER BOSTON
COMMERCIAL PROPERTIES INC.



Blue Line Cafe



1395 Commerce Way Attleboro, MA



GREATER BOSTON
COMMERCIAL PROPERTIES INC.

Contact Exclusive Agent:



James H. Keefe

Vice President

james@greaterbostoncp.com

508-948-3474

Graduated from Providence College in 2006 after graduating from St. Sebastian's School. James is a native of Wellesley, MA and began his career in commercial real estate with CBRE, working in property management. James worked for eight years in private wealth management where he helped clients minimize their taxes when selling real estate. James' core focus is investment sales along the Route 9 and Route 1 corridors.