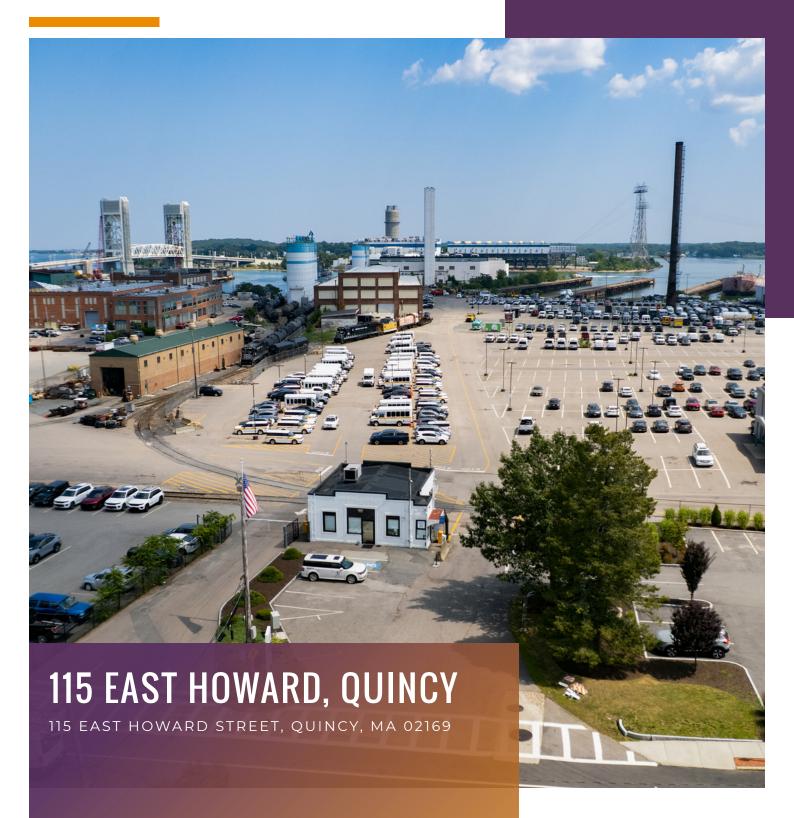
### FOR SUBLEASE

INDUSTRIAL PROPERTY



For More Information

DAVE ELLIS, SIOR

781.919.0800 X701

OLIVER OLSSON

617.957.1422





### PROPERTY DESCRIPTION

Strategically located in the Quincy Shipyard, this 150-space parking lot on 1.6 acres of paved outdoor space represents an ideal opportunity for last mile fleet parking, vehicle staging, or outdoor storage just minutes from Boston. Ideally suited for transportation, logistics, or contractor yard use. The lot is available for immediate use via sublease.

### **PROPERTY HIGHLIGHTS**

- 120-140 parking spaces
- 1,100 SF guard shack included with private bathroom
- · Professionally managed industrial business park
- Gated access with on-site security and surveillance systems on site

### **OFFERING SUMMARY**

| Lease Rate:    | \$50,000/month |
|----------------|----------------|
| Available SF:  | 1.6 Acres      |
| Lot Size:      | 1.6 Acres      |
| Building Size: | 1,080 SF       |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 985       | 3,823     | 9,457     |
| Total Population  | 1,669     | 7,049     | 20,533    |
| Average HH Income | \$83,555  | \$91,154  | \$108,155 |



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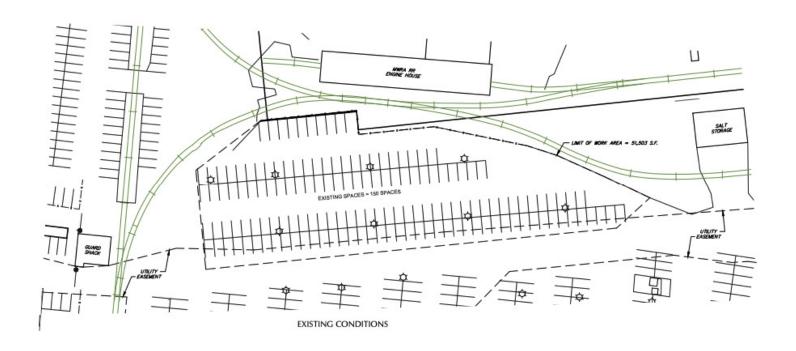






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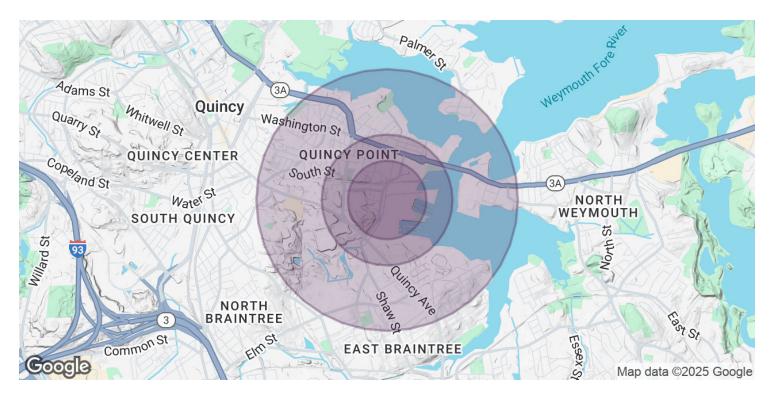






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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,669     | 7,049     | 20,533 |
| Average Age          | 49        | 47        | 43     |
| Average Age (Male)   | 45        | 44        | 41     |
| Average Age (Female) | 52        | 49        | 45     |
|                      |           |           |        |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 985       | 3,823     | 9,457     |
| # of Persons per HH | 1.7       | 1.8       | 2.2       |
| Average HH Income   | \$83,555  | \$91,154  | \$108,155 |
| Average House Value | \$475,036 | \$545,176 | \$584,571 |

Demographics data derived from AlphaMap



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DAVE ELLIS. SIOR

President

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### PROFESSIONAL BACKGROUND

Ellis Realty Advisors has been providing creative real estate solutions since 2018. Prior to forming Ellis Realty Advisors, David Ellis was the top producing broker for Jack Conway Realtor for four consecutive years and has completed over \$250,000,000 worth of lease and sale transactions. Ellis Realty Advisors specializes in commercial leasing and sales, investment sales, development consulting, business brokerage and property management solutions.

### **EDUCATION**

Marshfield High School (2002) Bachelor's Degree - Babson College (2006)

### **MEMBERSHIPS**

SIOR **GBREB** NAIOP South Shore Economic Development Corporation South Shore Chamber of Commerce South Shore Health System President's Circle

#### **Ellis Realty Advisors**

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### OLIVER OLSSON

Vice President

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Direct: 617.957.1422

#### PROFESSIONAL BACKGROUND

As an advisor and Vice President of Ellis Realty Advisors, Oliver Olsson brings clients a broad skillset with his background in real estate development, marketing, and strategic partnerships. Prior to joining Ellis Realty Advisors, Oliver led marketing, brand positioning, and leasing efforts for transformative projects such as Rock Row in Maine and Boston Landing which secured tenants that including the Boston Celtics, Boston Bruins, and Bose. He has also directed economic development campaigns for the state of Maine and national placemaking campaigns for Sweden's Scania region. Oliver specializes in commercial leasing, brand positioning, pricing, and tenant strategy across Greater Boston.

### **EDUCATION**

St. Sebastians (2002)

Bachelor's Degree | Marketing, Providence College (2006) Master of Science | International Marketing, Lund University (2010) Certificate - Commercial Real Estate Analysis & Investment, MIT

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