

# Sullivan Road Industrial Center Condominium

34 SULLIVAN ROAD, BILLERICA, MA



## Package of 18 Industrial Condominiums For Sale

Sullivan Road Industrial Center is a 79,000 +/- sf commercial condominium building in Billerica, Massachusetts. This 22-foot-high masonry block building consists of 36 industrial condominium units; 18 of which, owned by a single owner, are being offered for sale. This is a rare opportunity for an investor to acquire 18 units together, all currently leased.

Featuring ground-level or tailgate loading access for each unit and 18-foot-high clear ceiling heights, this property was specifically designed for the small contractor, trades person, machine shop, or distribution, service or manufacturing company. The height of the building further allows the addition of economical mezzanine space for office or storage.

Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

Edward@CarboneRE.com

CarboneRE.com

## CARBONE Commercial Real Estate, Inc.

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## Industrial Investment For Sale

For Sale: \$5,500,000  
Units: 18 Industrial Condominiums  
Total Size: 37,291 +/-sf  
Condo Docs: Book 11248 / Page 259

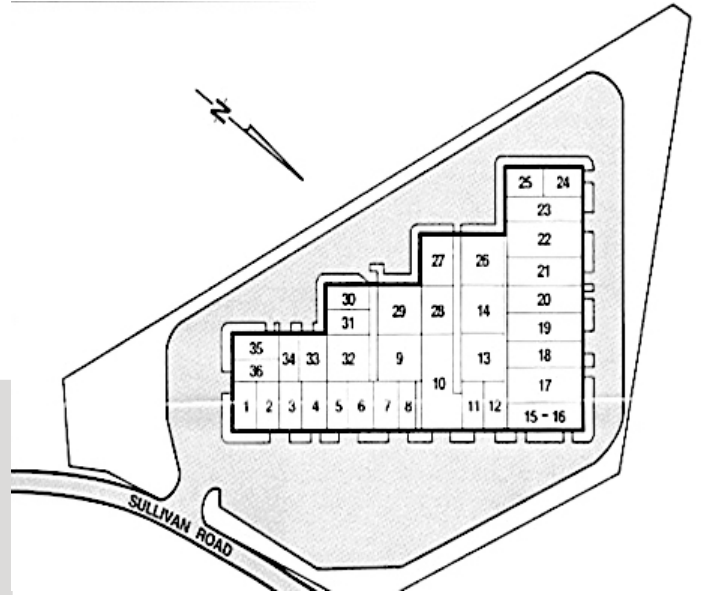
### CURRENT:

Income: \$573,575  
Expenses: \$218,432  
NOI: \$355,143  
Cap Rate: 6.46%

### PROFORMA

Income: \$638,854  
Expenses: \$218,432  
NOI: \$420,422  
Cap Rate: 7.64%

100% Leased  
10 Units with Drive-in Doors  
2 Units with Loading Dock  
6 Units with Loading Dock Access  
Separate Electric  
Separate Gas  
Each unit has a restroom  
Each unit has a passage entry door



## Building Specifications

Total Building: 79,000 +/- sf building  
Lot: 5.94 acres  
Age: 1988  
Total # Units: 36  
Height: 22' to deck  
18' clear under bar joists  
Zoned: Industrial  
Water: Municipal  
Septic: Private

781.935.5444

CarboneRE.com

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**From the Office of:**  
CARBONE Commercial Real Estate, Inc.  
5 Stone Edge Lane  
Woburn, MA 01801  
Tel 781.935.5444  
Edward@CarboneRE.com

## OFFER TO PURCHASE REAL ESTATE

TO  
Carbone Commercial Real Estate, Inc  
c/o The Donald M. Manzelli Family Trust

DATE: \_\_\_\_\_

The property herein referred to is identified as follows: Package of 18 Sullivan Road Industrial Center Condominium(s)

I hereby offer to buy said property, which has been offered to me by Carbone Commercial Real Estate, Inc. as Seller's agent, under the following terms and conditions:

- CHECK ONE:  
 Check, subject to collection  
 Cash
- I will pay therefore \$ \_\_\_\_\_, of which  
(a) \$ \_\_\_\_\_ is paid herewith as a deposit to bind this Offer.  
(b) \$ \_\_\_\_\_ is to be paid as an additional deposit upon the signing of  
the Purchase and Sale Agreement provided for below par. #3  
(c) \$ \_\_\_\_\_  
(d) \$ \_\_\_\_\_ is to be paid at the time of delivery of the Deed in cash, or by certified, cashier's, treasurer's or bank check.  
(e) \$ \_\_\_\_\_ Total Purchase Price
  - This Offer is good until \_\_\_\_\_ P.M. on \_\_\_\_\_, at or before which time a copy hereof shall be signed by you, the Seller and your (husband)(wife), signifying acceptance of this Offer, and returned to me forthwith; otherwise this Offer shall be considered as rejected and the money deposited herewith shall be returned to me forthwith.
  - The parties hereto shall, on or before \_\_\_\_\_ P.M. \_\_\_\_\_, sign the Standard Purchase and Sale Agreement recommended by the Greater Boston Real Estate Board or any form substantially similar thereto, which, when executed, shall be the agreement between the parties hereto, provided its terms are mutually acceptable to both parties.
  - A good and sufficient Deed, conveying a good and clear record and marketable title shall be delivered at 12:00 Noon on or before \_\_\_\_\_ at the appropriate Registry of Deeds, unless some other time and place are mutually agreed upon in writing.
  - If I do not fulfill my obligations under this Offer, the above mentioned deposit shall forthwith become your property without recourse to either party.
  - Any and all deposits shall be held in escrow by the Seller's attorney.
  - Time is of the essence hereof.
  - The initialed riders, if any, attached hereto are incorporated herein by reference. Additional terms and conditions, if any:  
\_\_\_\_\_  
\_\_\_\_\_

NOTICE: This is a legal document that creates certain binding obligations. If not understood, consult an attorney.

Witness my hand and seal.

SIGNED \_\_\_\_\_  
Buyer

\_\_\_\_\_  
Address Phone No.

This Offer is hereby accepted upon the foregoing terms and conditions and the receipt of the deposit of \$ \_\_\_\_\_ is hereby acknowledged at \_\_\_\_\_ A.M./P.M. on \_\_\_\_\_, 2024.

WITNESS my (our) hand(s) and seal(s).

\_\_\_\_\_  
Seller (or spouse)

\_\_\_\_\_  
Seller

CONFIDENTIAL AGREEMENT

TODAY'S DATE:

PURCHASER:

PURCHASER ADDRESS:

SELLER: The Donald M. Manzelli Family Trust

This CONFIDENTIAL AGREEMENT made as of the above described date by and among PURCHASER and SELLER

WHEREAS, SELLER is the owner of those certain premises described as:

Package of 18 Sullivan Road Industrial Center Condominium

WHEREAS, SELLER agrees to furnish to PURCHASER certain information relating to the PROPERTY, which may include without limitation, information regarding development, leasing, operations, management, income and expenses of the PROPERTY (any and all of which information and documentation provided by SELLER or SELLER's agent to PURCHASER is hereinafter referred to as the "Information") for the purposes of affording PURCHASER the opportunity to evaluate such Proposed Transaction.

WHEREAS, PURCHASER agrees to review, examine, inspect or obtain such Information only for the purposes described above, and to otherwise hold such Information strictly confidential pursuant to the terms of this Confidential Agreement.

NOW, THEREFORE, in consideration of the foregoing and the covenants and agreements contained herein, the parties hereto agree as follows:

1. PURCHASER agrees that the Information will be used by PURCHASER solely in connection with PURCHASER's evaluation of the Proposed Transaction. PURCHASER agrees that the Information will at all times be kept strictly confidential; provided, however, that any such Information may be disclosed to such of PURCHASER and its prospective lenders, and their respective directors, officers, employees, legal counsel, consultants or accountants (all of whom are collectively referred to as the "Related Parties", and individually as a "Related Party") who, in PURCHASER's reasonable judgement, need to know such Information for the purpose of assisting PURCHASER in evaluating the Proposed Transaction and who is informed by PURCHASER of the confidential nature of the Information provided and agrees to be bound by the provisions hereof. Any disclosures of Information that are made by Related Parties shall also be deemed made by, and be the responsibility of, PURCHASER. Without the prior written consent of the SELLER and except as required by applicable law or in connection with a dispute between the parties, PURCHASER shall not disclose, and shall not permit any Related Party to disclose, to any third party, any of the Information.

2. PURCHASER's obligations under this Confidential Agreement regarding the disclosure of Information shall not apply to any part of the Information which: (a) is already in the public domain; (b) is already known on a non-confidential basis; or (c) is expressly approved for release by written authorization of the SELLER.

3. In the event that PURCHASER is requested by a judicial, administrative or governmental body or an agency thereof to disclose any of the Information, PURCHASER will promptly notify SELLER so that SELLER may seek a protective order or other appropriate remedy and PURCHASER shall cooperate with SELLER with respect to any such request (provided that nothing shall obligate PURCHASER to refuse to disclose such Information to the applicable body or agency where such disclosure is required by law).

4. All written Information provided to PURCHASER by SELLER shall remain the property of the SELLER. Upon SELLER's written request therefore, PURCHASER shall promptly return, or cause the return of, the Information to SELLER, or such other party as SELLER may direct, or shall destroy, and will not retain, nor permit any Related Party to retain, copies, extracts or other reproductions in whole or in part of the Information (provided that nothing herein shall require the return or destruction of Information derived from the Information by PURCHASER such as internal financial analysis). PURCHASER shall have no right to utilize the information contained in the Information for any reason or purpose thereafter. PURCHASER shall have no obligation to destroy Information that is captured or retained within its routine computer systems backup processes, so long as no specific effort is made to retrieve such archived Information for the purposes that would violate the confidentiality obligation of this Confidential Agreement and further provided that PURCHASER shall remain obligated to keep all such Information confidential in accordance with the terms of this Confidential Agreement.

5. If PURCHASER or any Related Party commits a breach of, or threatens to commit a breach of, any of the terms or conditions of this Confidential Agreement, SELLER shall, in addition to and not in limitation of any other rights or remedies of SELLER, have the right to seek and obtain all judicial relief (including but not limited to injunctive or other equitable relief, an accounting, monetary damages, interest and reasonable attorney's fees and expenses) as may be ordered or awarded by a court of competent jurisdiction. SELLER shall not be required to post any bond or other security in order to obtain such injunction or other equitable relief.

6. SELLER makes no representation or warranty, express or implied, as to the accuracy or completeness of the Information or that actual results of operations will confirm to any projections that may be set forth in the Information. SELLER expressly disclaims any and all liability for representations or warranties, express or implied, contained herein or in the Information or for omissions from the Information. Neither Seller, nor any other agents or representatives or affiliates of SELLER shall have any liability to PURCHASER, its agents or representatives or to any Related Parties, resulting or arising from use of or reliance upon the Information.

IN WITNESS WHEREOF, the parties hereto have executed this Confidential Agreement as of \_\_\_\_\_, 2024.

\_\_\_\_\_ PURCHASER Signature

\_\_\_\_\_ PURCHASER Email

\_\_\_\_\_ PURCHASER Phone

Provided by Seller's agent:  
Carbone Commercial Real Estate Inc.  
Edward@CarboneRE.com  
cell/text 978 930 1579  
www.CarboneRE.com

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