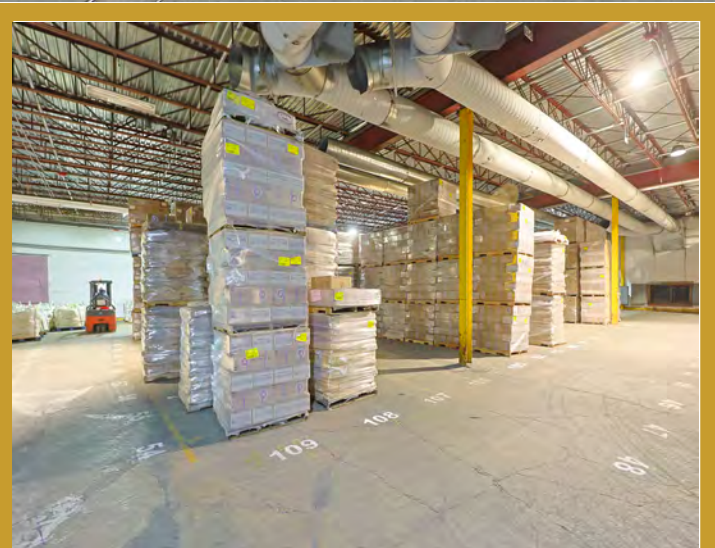


Offering Memorandum

81 INGELL STREET, TAUNTON, MA

INDUSTRIAL COLD STORAGE FACILITY | INVESTMENT OPPORTUNITY



OFFERED FOR SALE

±102,535 SF
COLD STORAGE FACILITY



±95,000 SF
FREEZER SPACE



3
RAIL DOCKS



5.6
ACRES



**Perishable
Management
Services, LLC**

MELISSA CHAPUT

COMMERCIAL REAL ESTATE BROKER



melissa@permanser.com



(603) 591-5082

81 INGELL STREET, TAUNTON, MA



OFFERING SUMMARY

BUILDING SIZE:	±102,533 SF
FREEZER SPACE:	±95,000 SF
LOADING PLATFORM:	±7,535 SF
LOT SIZE:	5.6 Acres
YEAR BUILT:	1981
RENOVATED:	2012
2020 ADDITION:	50' Clear Height
CLEAR HEIGHT:	20-50'
PALLET POSITIONS:	Approx. ±10,000
LEASE REMAINING:	±5 Years
AVERAGE NOI:	\$1,240,667 for the remaining term

PROPERTY HIGHLIGHTS

- Five separate freezer rooms with temperatures between -15°F and -05°F
- Ammonia refrigeration system
- 8 loading dock doors, 3 rail loading dock doors and 2 drive in doors
- Refrigerated loading dock and rail dock areas
- Dry sprinkler system
- 1,600 AMP 3 Phase Utility - new 3,000 AMP feed & transformer are being installed.
- Inclusive of three offices, break room and private restrooms
- Ideally located 3 miles from Route 24, exit Route 140
- Accessible to Rhode Island, New Bedford, New York, & Boston markets



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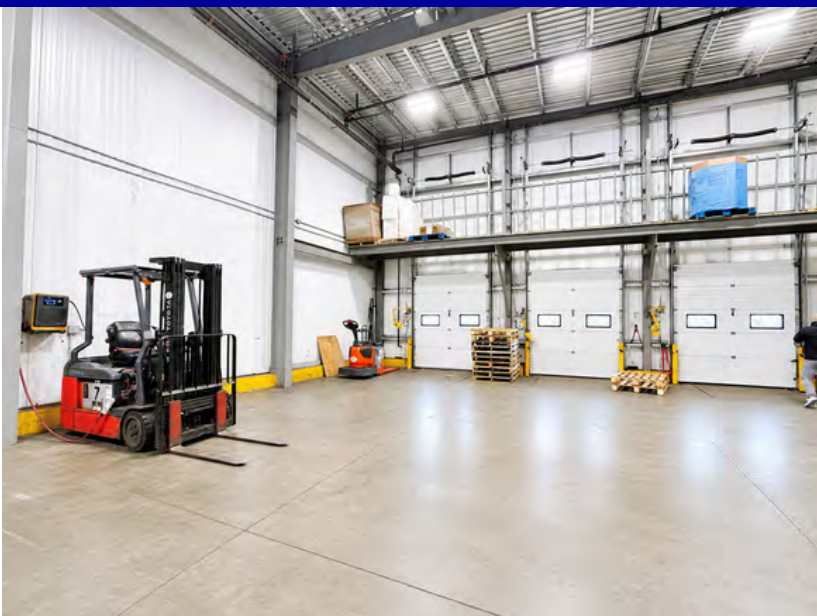


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CAPITAL IMPROVEMENTS

- ✓ Box A perimeter curbing and new air handler
- ✓ Box B & C - updated air handlers
- ✓ Engine room compressors & pressure valves
- ✓ New roof Building 1 with 20-year warranty in 2016
- ✓ Refrigeration upgrades including GEA Omni remote monitoring capability
- ✓ Cooling tower replacement
- ✓ Replaced entire 520' rail siding with new rail and cross ties
- ✓ New loading dock to accommodate 3 jumbo 80' rail cars with hydraulic rail car dock levelers and overhang roof
- ✓ New LED lighting
- ✓ Glycol based heating system in the floors
- ✓ Parking Lot

INVESTMENT & OPERATIONAL HIGHLIGHTS



±5 YEARS
remaining on the lease



\$1,240,667
average NOI for
the remaining term



**WATERFRONT
COLD STORAGE**
with 4 locations



3PL OPERATION
with demand
outpacing supply



**HACCP & FDA
CERTIFIED**

81 INGELL STREET, TAUNTON, MA

FREEZER BOX BREAKDOWN

FREEZER BOX	HEIGHT	WIDTH	LENGTH	CUBIC FEET
BOX A	20	110.46	212.6	469,675.92
BOX B	20	119.2	118.6	282,742.40
BOX C	21.9	103.9	118.4	269,408.54
BOX D	24.4	83.9	118.8	243,202.61
BOX E	49	179.5	118.9	1,045,784.95
TOTAL				2,310,814.42



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