



Warehouse Sublease

300 Jubilee Dr, Peabody, MA 01960



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Warehouse Sublease

Upon Request

300 Jubilee Drive presents a 51,795-square-foot warehouse sublease opportunity within a high-quality industrial/flex asset in Peabody, Massachusetts. The space offers a flexible platform suited for distribution, light manufacturing, research and development (R&D), assembly, product staging, and hybrid office-industrial users with 3 loading docks and 3 drive-ins. The facility is equipped with a practical, clear-height mix that provides operational flexibility with a 30-foot section supporting higher-bay warehouse, production, and distribution functions, while the 16-foot section accommodates complementary flex, production, staging, technical, or support uses. The building delivers a strong parking ratio, high-end curb appeal with a full glass curtain wall. This sublease is a rare opportunity to secure a functional, design-forward industrial space in Centennial Park. Located within one of New England's most critical logistics corridors, 300 Jubilee Drive sits within a quarter-mile of Route 1 and the Interstate 95/Route 128 interchange, providing immediate highway connectivity and seamless regional access. This infrastructure enables efficient truck circulation, reduced transit times, and lower logistics costs while supporting last-mile distribution to Greater Boston and surrounding markets. The site is within a 30-minute drive of Boston, Cambridge, and southern New Hampshire, and 15 miles from Boston Logan International Airport. The surrounding area offers immediate access to a wide range of amenities, including Northshore Mall, Santarpio's Pizza, Sonic, Wendy's, Hampton Inn, and Holiday Inn & Suites, all within 3 miles. A dense population of more than 800,000 within a 10-mile radius supports labor availability. Centennial Park stands as one of the North Shore's premier business hubs, home to a diverse mix of manufacturing, biotech, logistics, and R&D users, including Cardinal Health, Analogic, and Thermo Fisher Scientific. This established industrial cluster enhances access to a skilled labor pool. The surrounding market benefits from strong fundamentals driven by proximity to Boston and sustained demand for last-mile industrial space....

- 300 Jubilee Drive offers a 51,795-SF warehouse sublease with up to 30' clear heights, ideal for distribution, R&D, and assembly in Centennial Park.
- Modern industrial facility with ample parking, glass curtain wall frontage, blending functionality with corporate appeal.
- Premier access within a quarter-mile of Route 1 and I-95, enabling efficient logistics, last-mile delivery, and connectivity across Greater Boston.
- Within 15 miles of Logan Airport and near Northshore Mall, dining, and hotels, with access to a robust population of 800,000.
- Minutes to North Shore Sprouts child care, Just in Time Cafe, Physical Therapy, Convenience store, etc.

Rental Rate:	Upon Request
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area:	163,067 SF
Year Built:	1995
Rental Rate Mo:	Upon Request



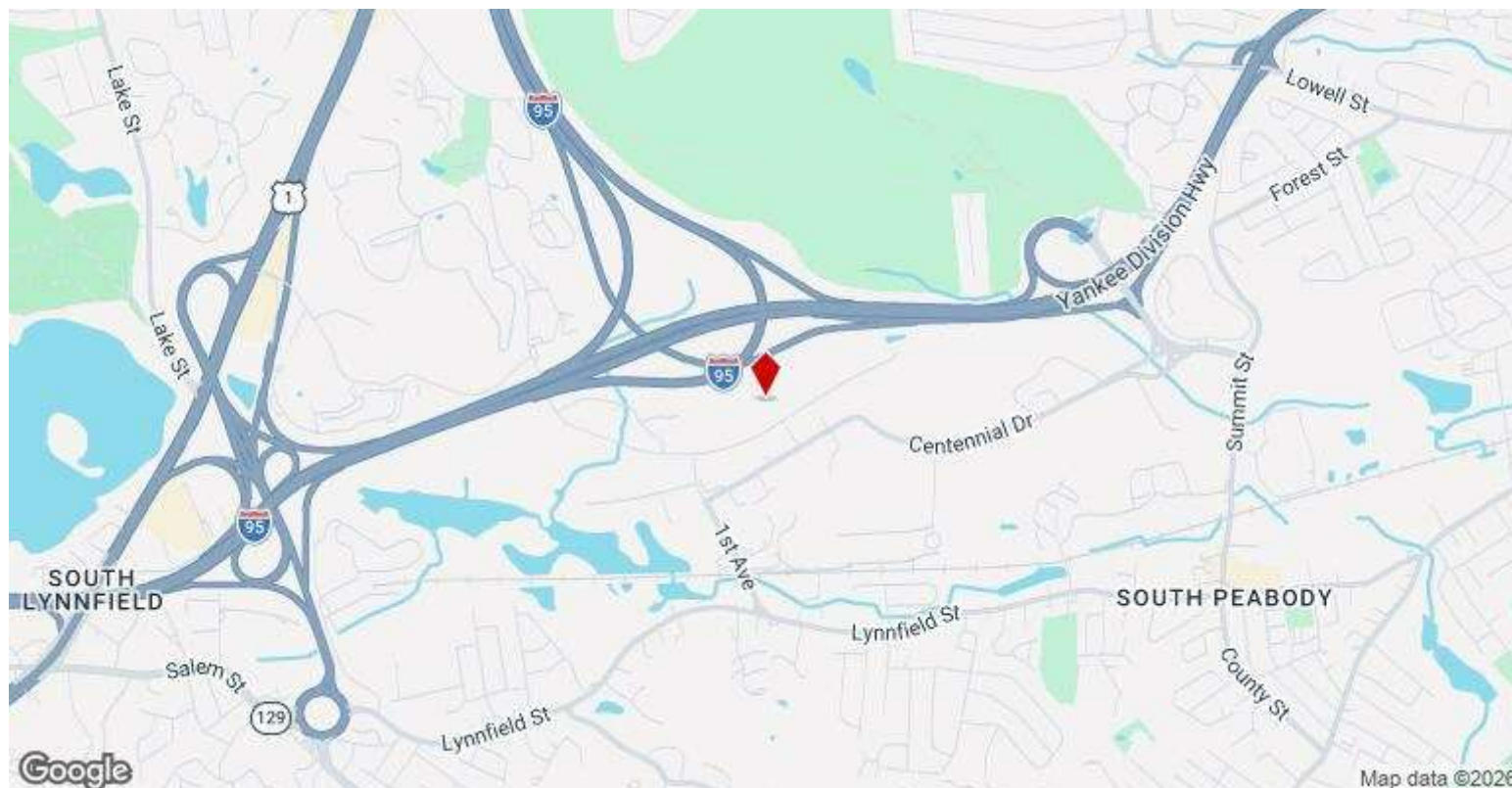
1st Floor

Space Available	51,795 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Sublet
Space Use	Industrial

A 51,795-square-foot warehouse sublease offering a highly flexible industrial/flex platform suited for distribution, light manufacturing, R&D, assembly, product staging, service operations, and hybrid office-industrial uses. A dual clear-height configuration enhances functionality, with 30-foot clear heights supporting high-bay warehousing and distribution, and 16-foot clear heights accommodating complementary flex, production, technical, and support operations. This opportunity is well-suited for occupiers seeking greater versatility than conventional warehouse space without the need for a standalone facility.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Barton Associates	-	January 2026
ITG International Transports	-	November 2023
Thermo Fisher Scientific	-	June 2023



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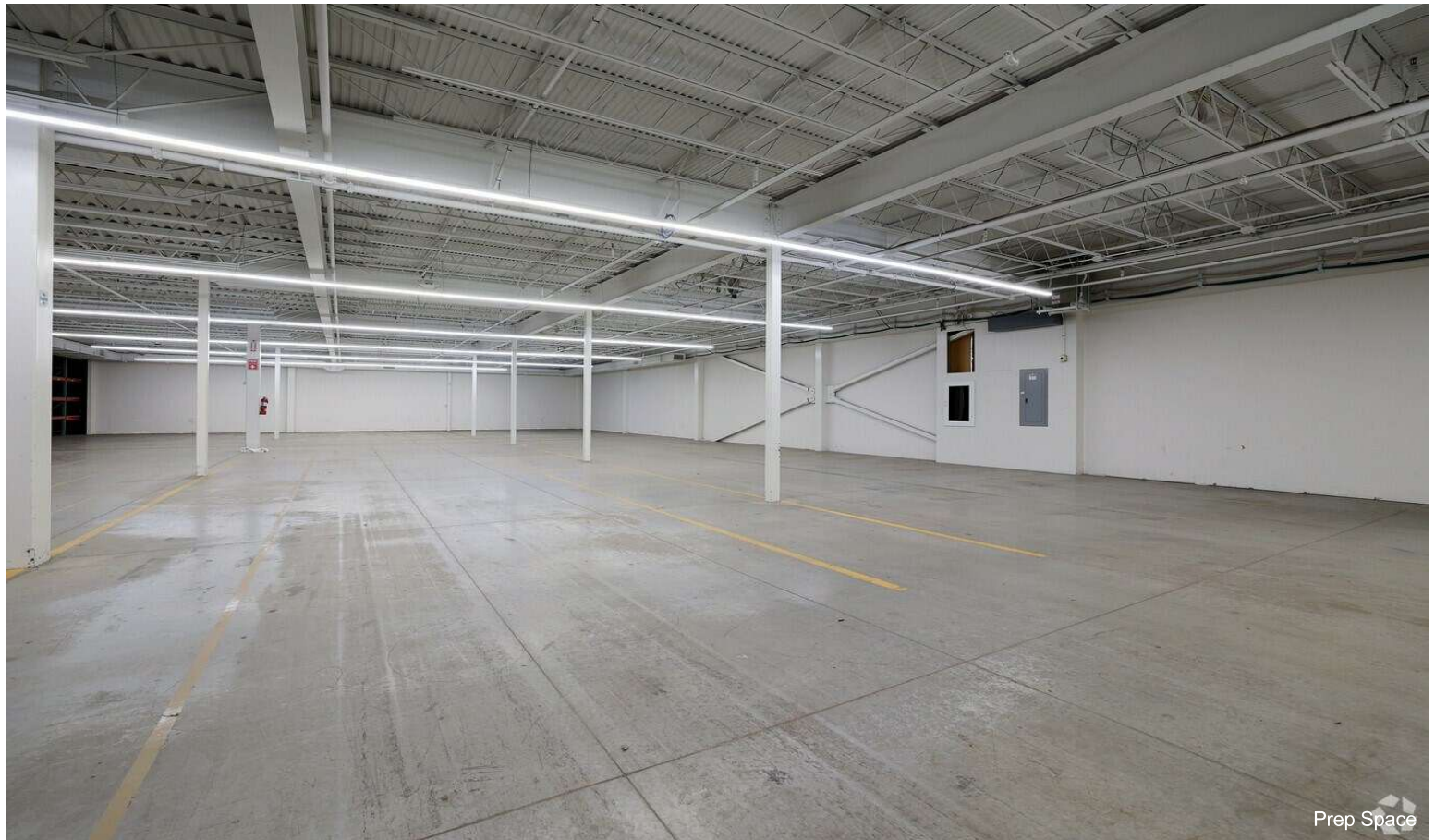
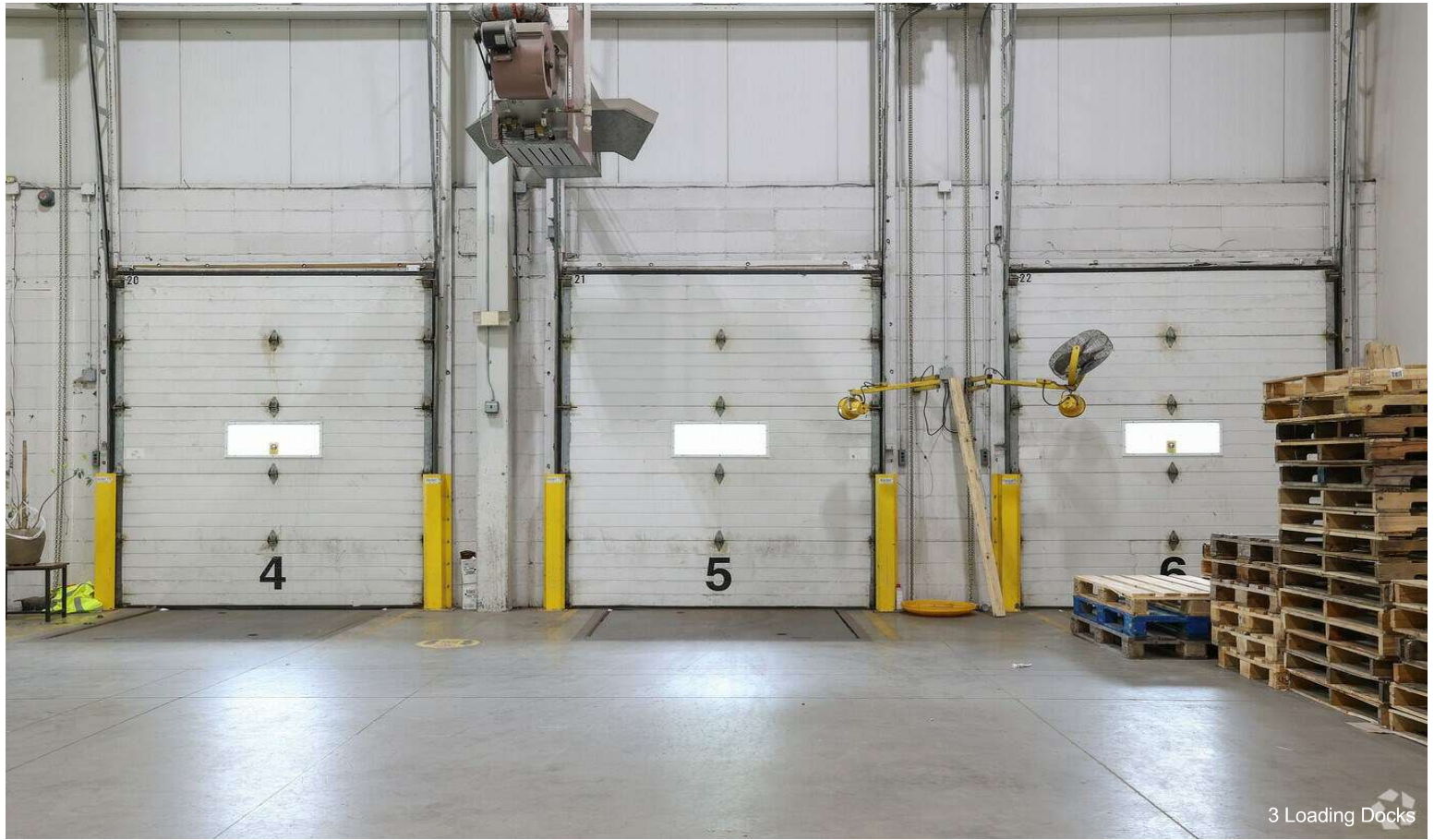
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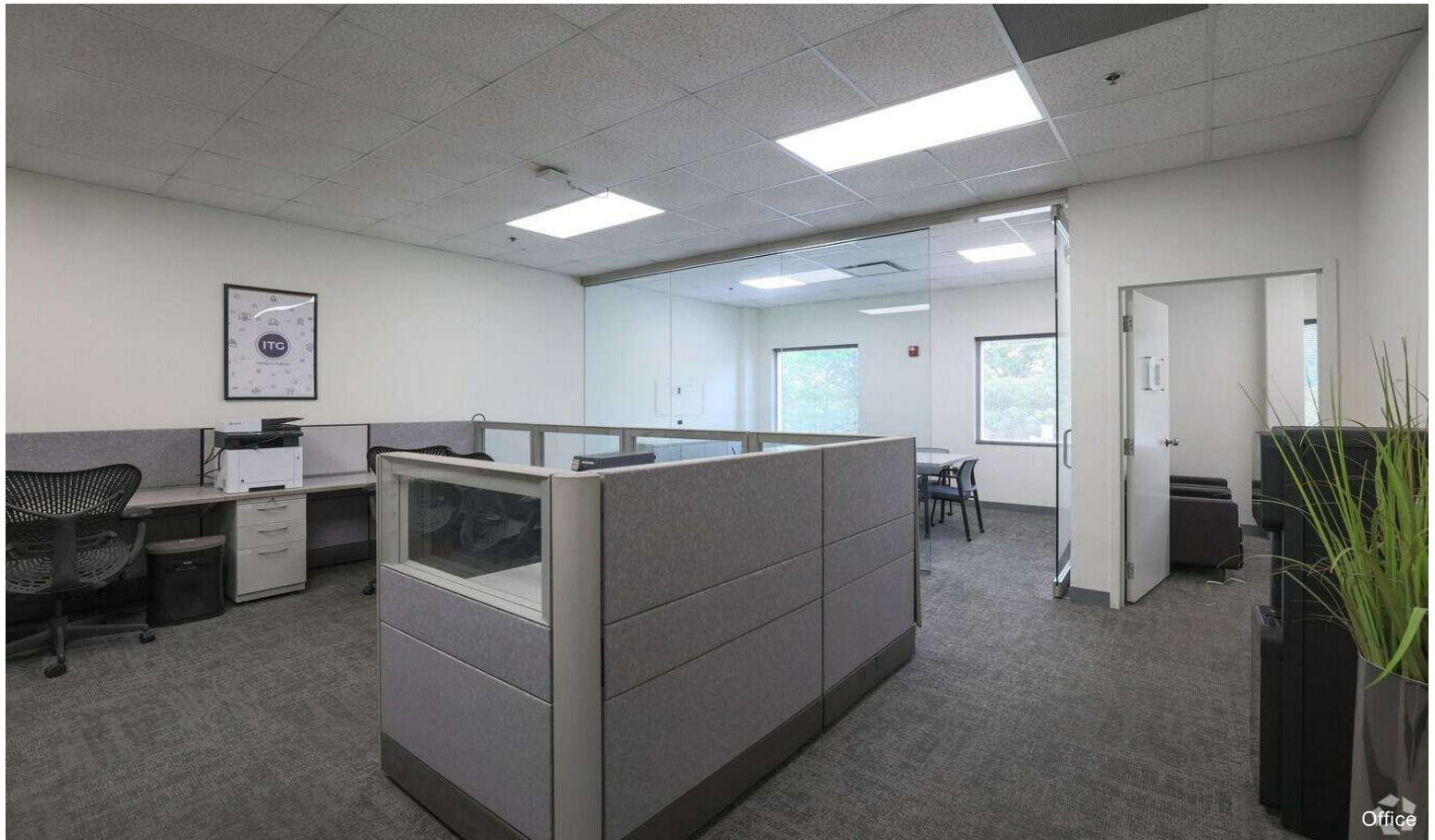
Property Photos



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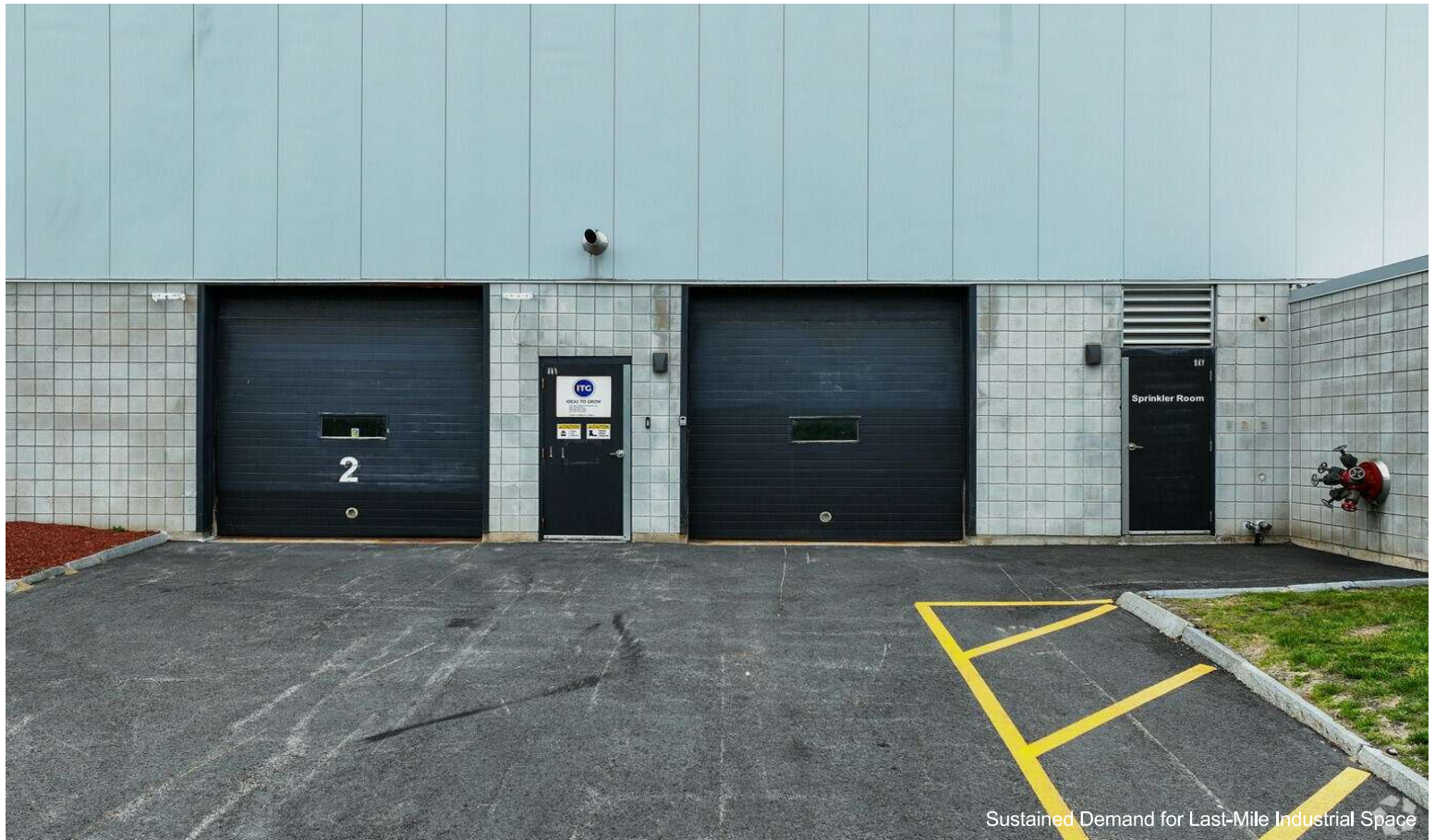
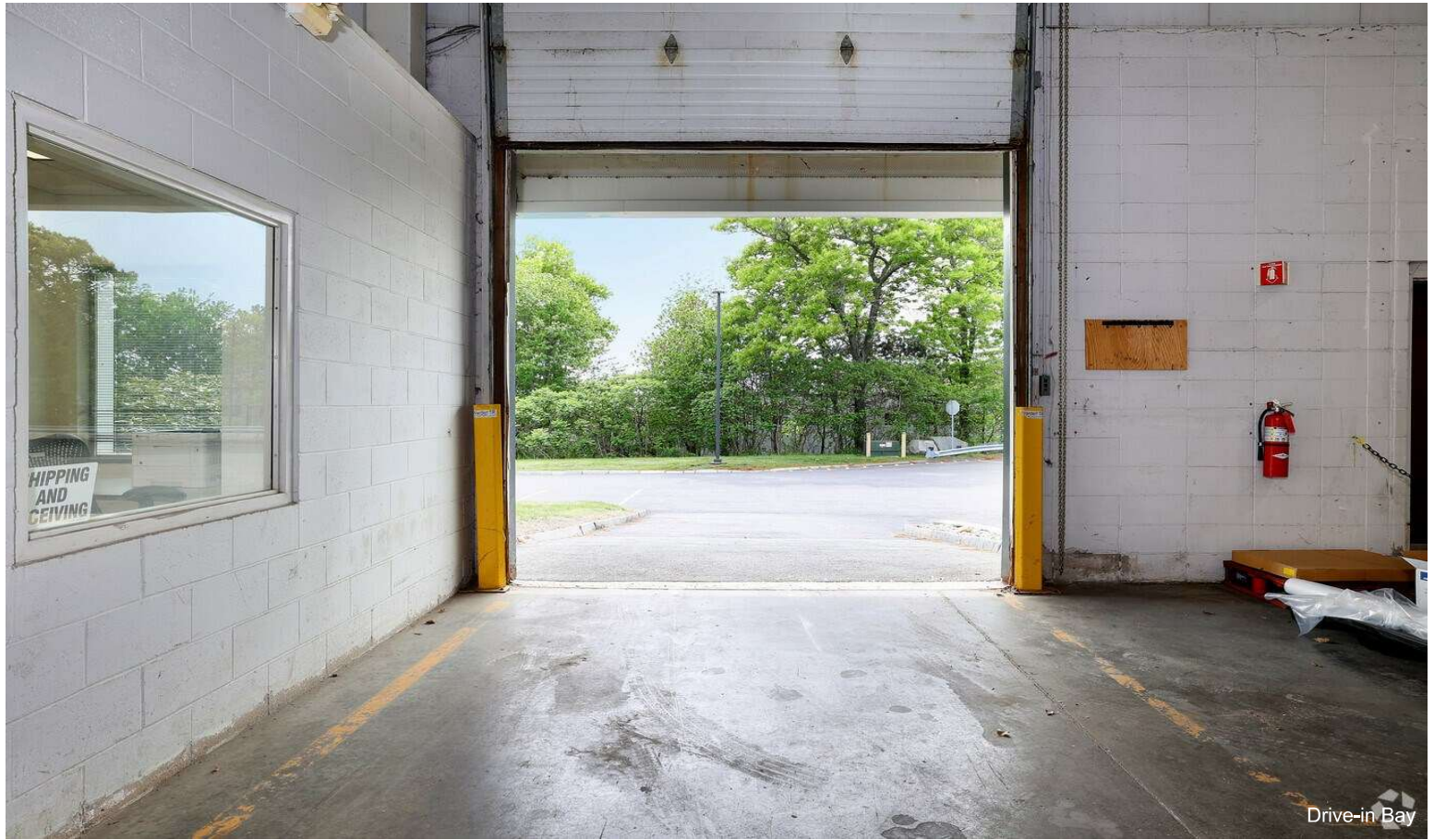
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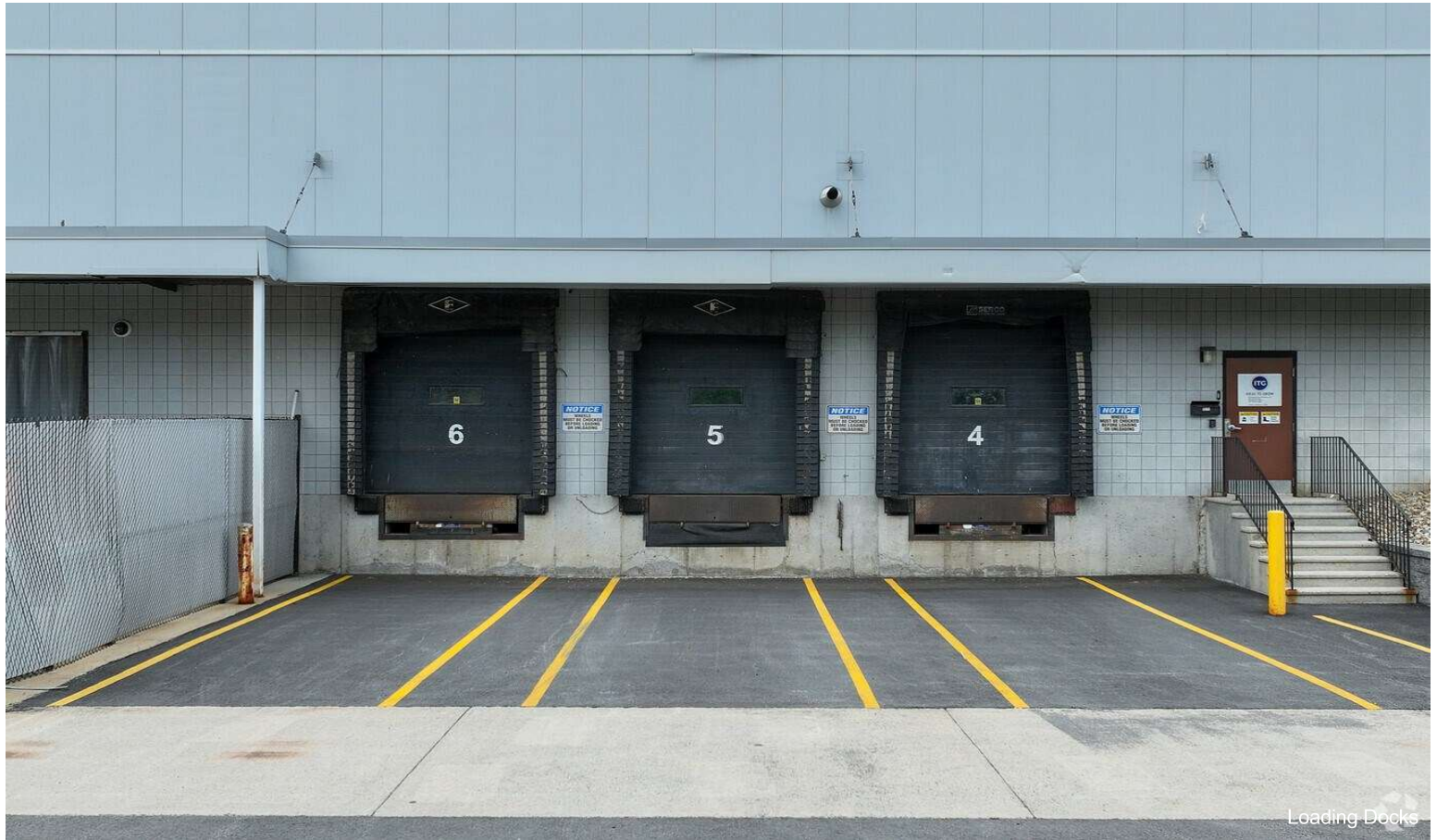
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