

Investment Offering

# 34 Extension Street Attleboro, MA



## 24,700 Sq. Ft. Industrial Building

*Contact Exclusive Agent:*

**GREATER BOSTON**  
COMMERCIAL PROPERTIES INC.

**James Keefe, Vice President**

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44 Bearfoot Road, Suite 375, Northborough, MA 01532





<b>Type:</b>	<b>Industrial Building</b>
<b>Construction:</b>	<b>Steel &amp; Brick sided/Steel Framed</b>
<b>Size:</b>	<b>24,700 Sq. Ft.</b>
<b>Land:</b>	<b>64,468.8 Sq. Ft. ~ 1.48 Acres</b>
<b>Constructed:</b>	<b>1972</b>
<b>Renovated:</b>	<b>Partial in 2017</b>
<b>Parking:</b>	<b>+/- 75 lined spaces, with space for truck access</b>
<b>Zoning:</b>	<b>I – Industrial</b>
<b>Loading:</b>	<b>Two (2) loading docks (1) Second story roll up door</b>
<b>Features:</b>	<ul style="list-style-type: none"><li>• <b>Heavy Electrical Power</b></li><li>• <b>Freight Elevator</b></li><li>• <b>100% Air Conditioned</b></li><li>• <b>Municipal Water &amp; Sewer</b></li><li>• <b>National Grid Electrical &amp; Gas</b></li></ul>



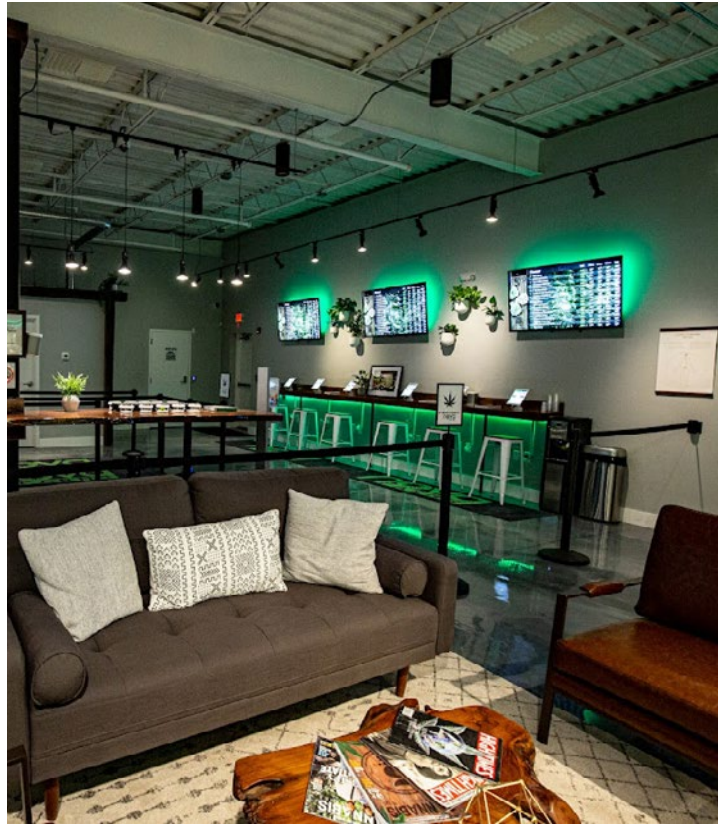




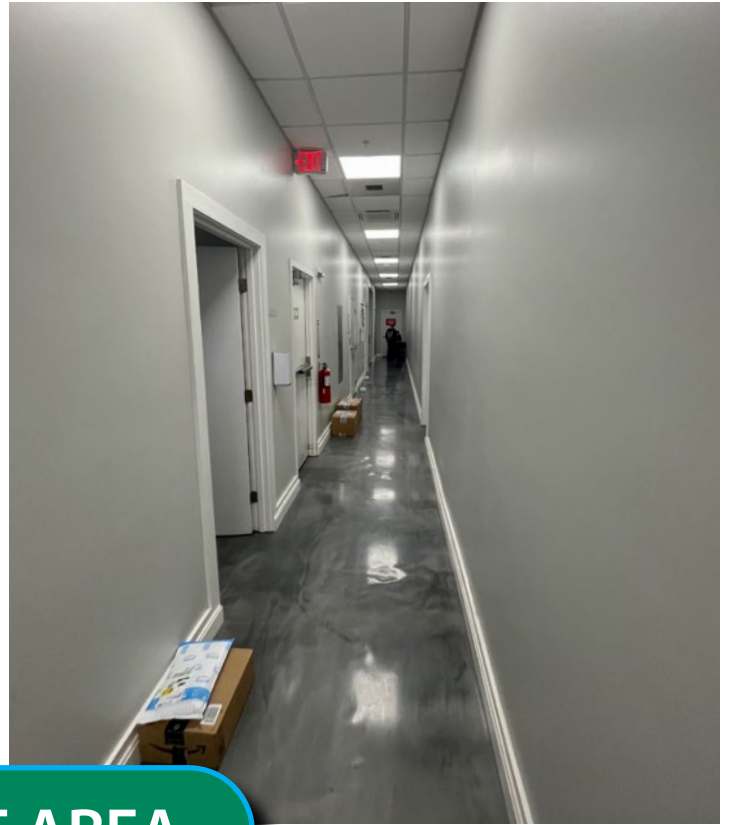
DISPENSARY



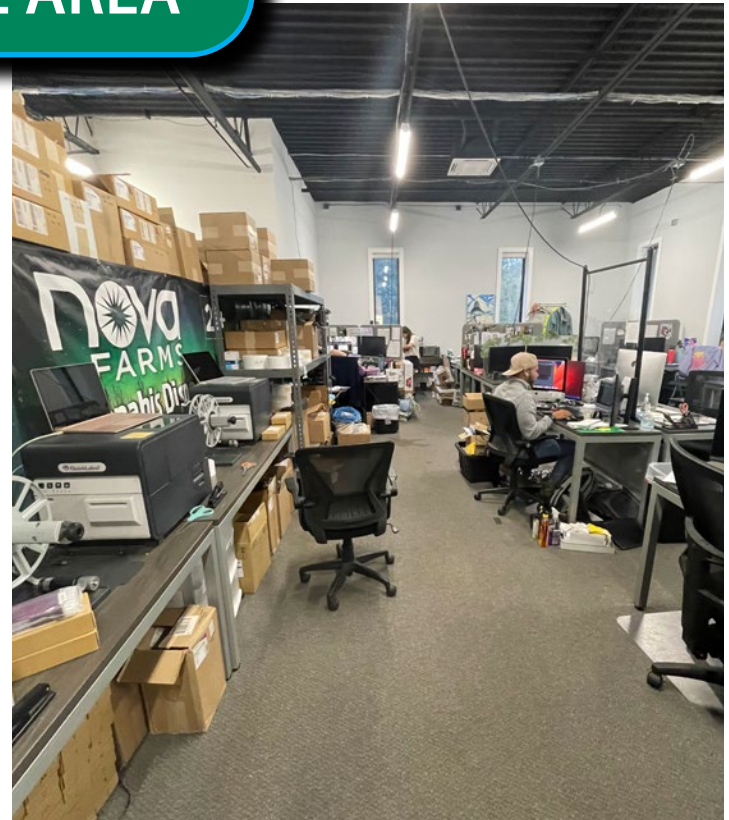


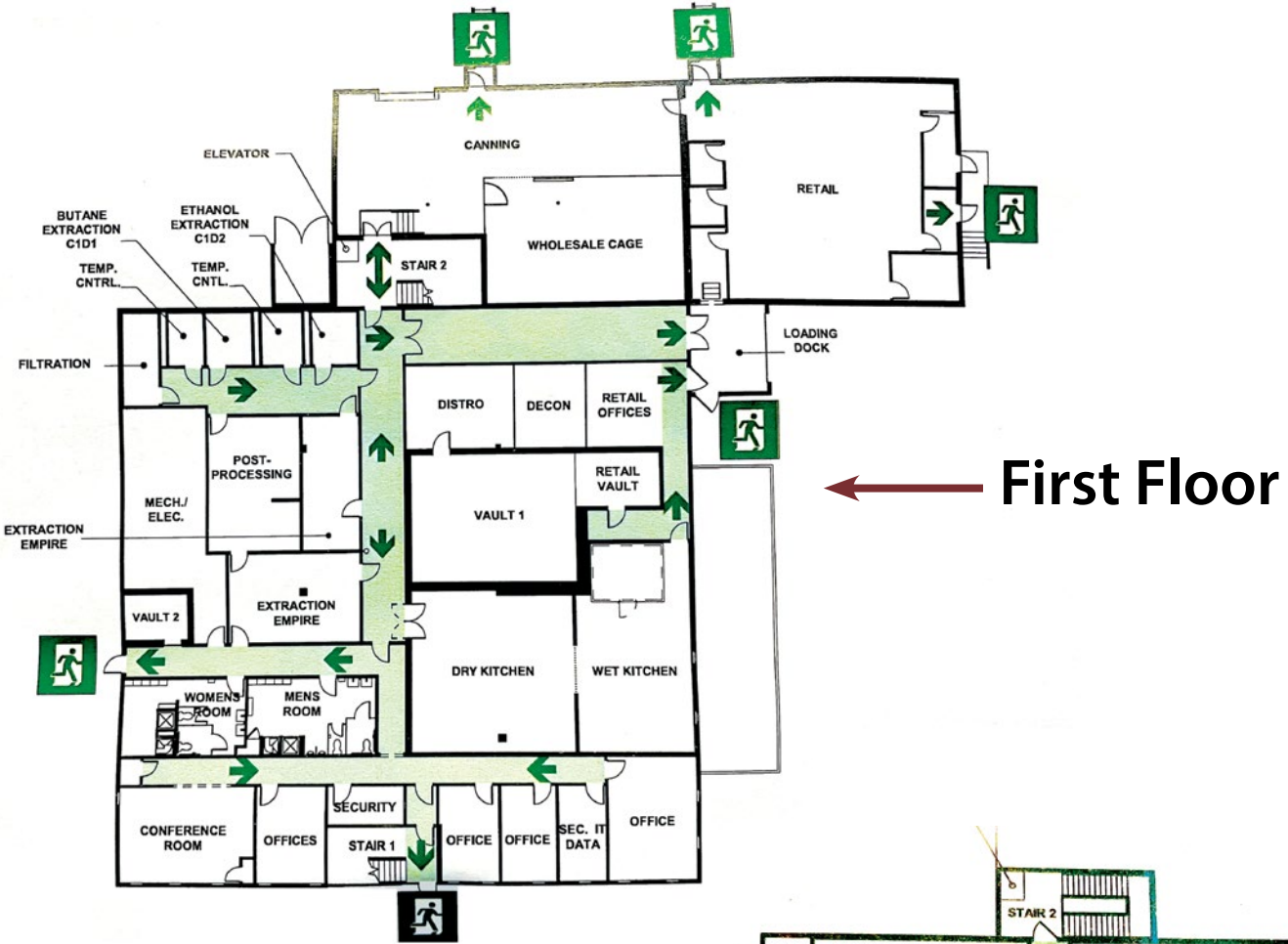






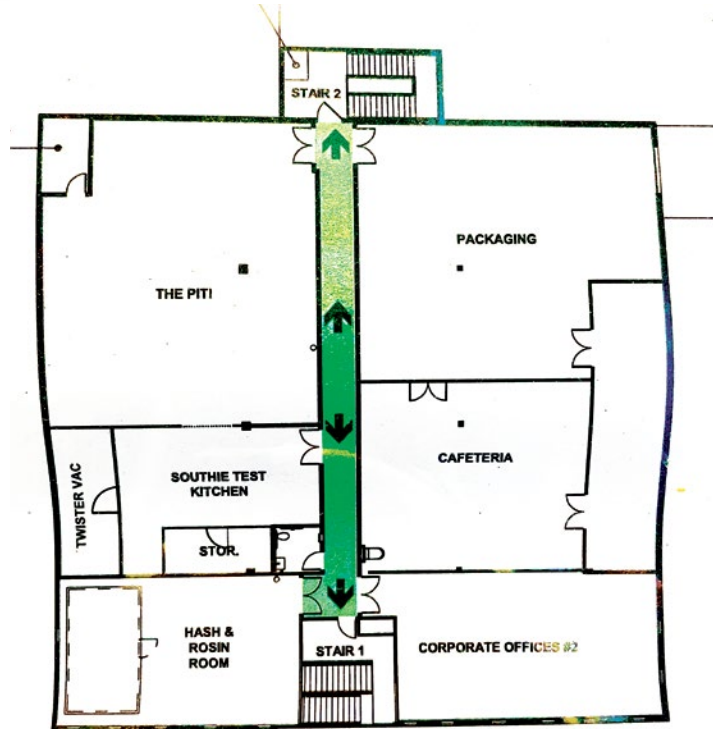
OFFICE AREA



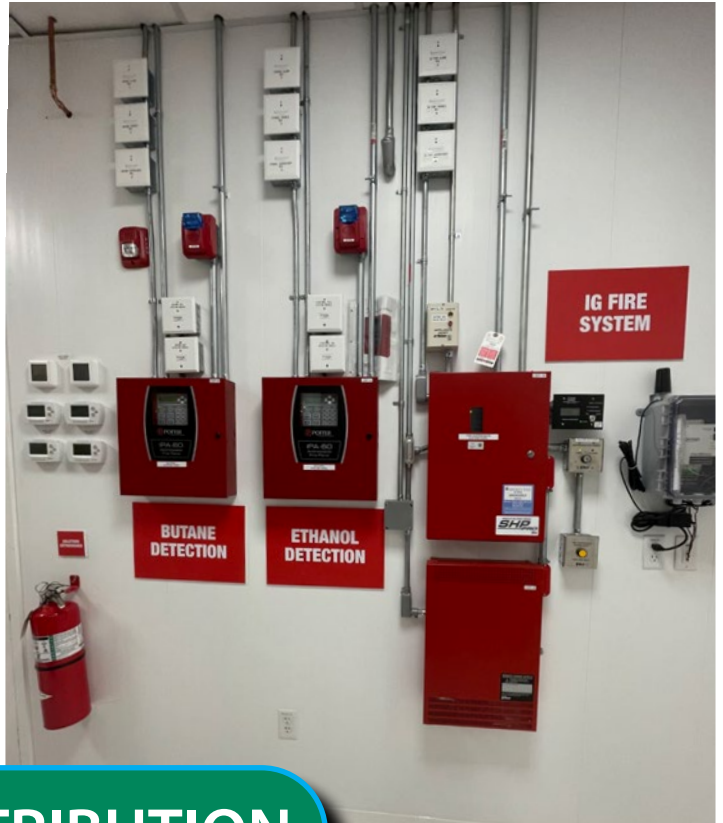
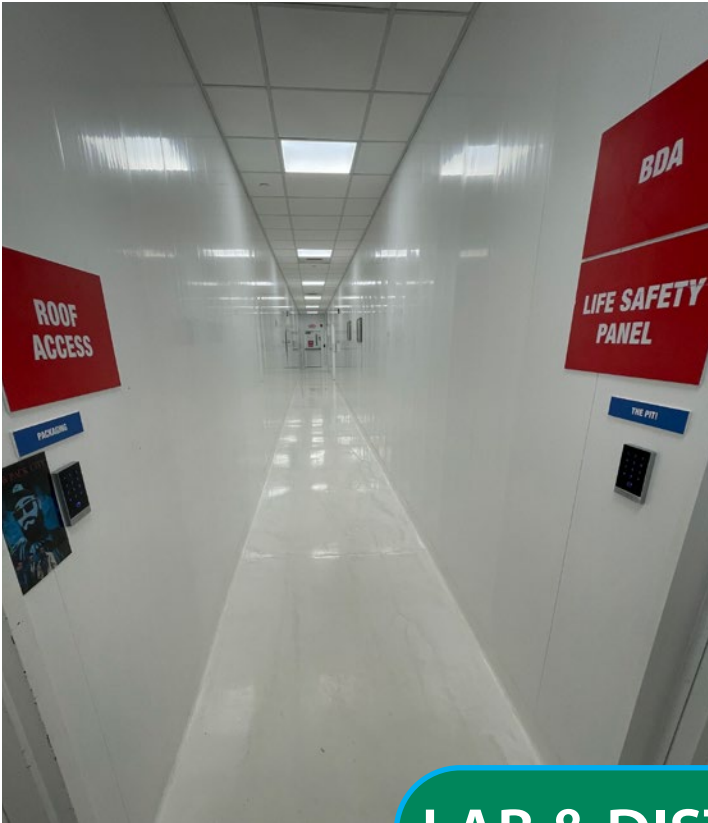


First Floor

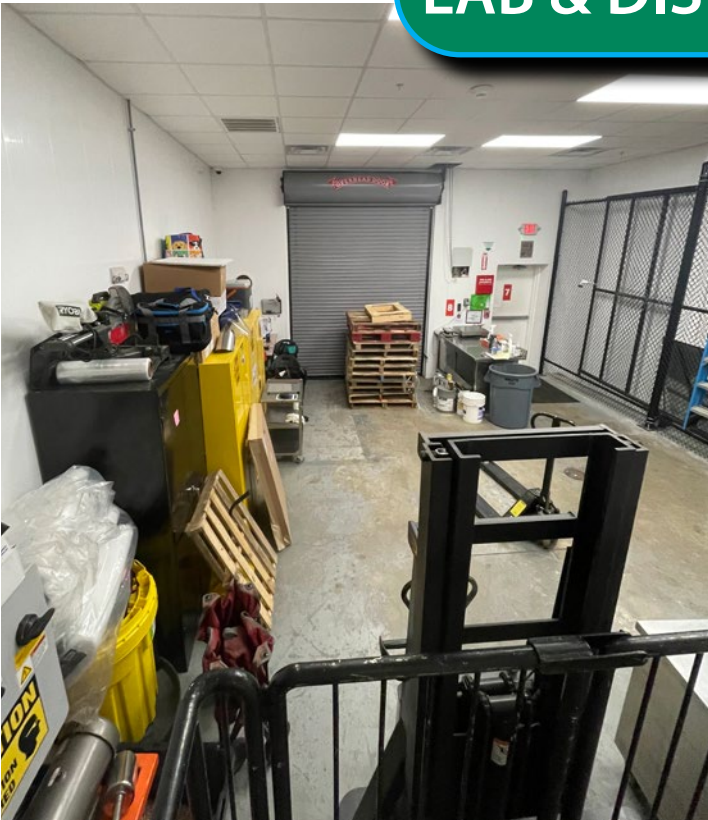
Second Floor







**LAB & DISTRIBUTION**







**HEAVY POWER**





## Tenant Overview – Nova Farms



Nova has invested millions of dollars into its main facility, 34 Extension St. in Attleboro. The lab space is akin to a pharmaceutical lab in Cambridge MA. Although production begins on their farm in Sheffield MA, 34 Extension is where they receive raw material from the farm, manufacture many products, sell them through their on-site dispensary and distribute them beyond to their own dispensaries in Framingham, Dracut, Greenville (ME), Woodbury (NJ) and wholesale to over a hundred independent dispensaries. 34 Extension Street is its most profitable retail location serving 2,400 customers daily!

34 Extension Street is the backbone of Nova’s vertical integration. It functions as a hub - receiving, producing, selling and distributing. Vertical integration enables Nova Farms to keep its quality higher and its cost lower than competitors. Nova is extremely well positioned for long term success by being vertically integrated. They are end-to-end from seed-to-sale. They are well equipped to be nimble and evolve as needed in a rapidly changing industry. Nova is poised to stay competitive and resilient in the face of increased competition.

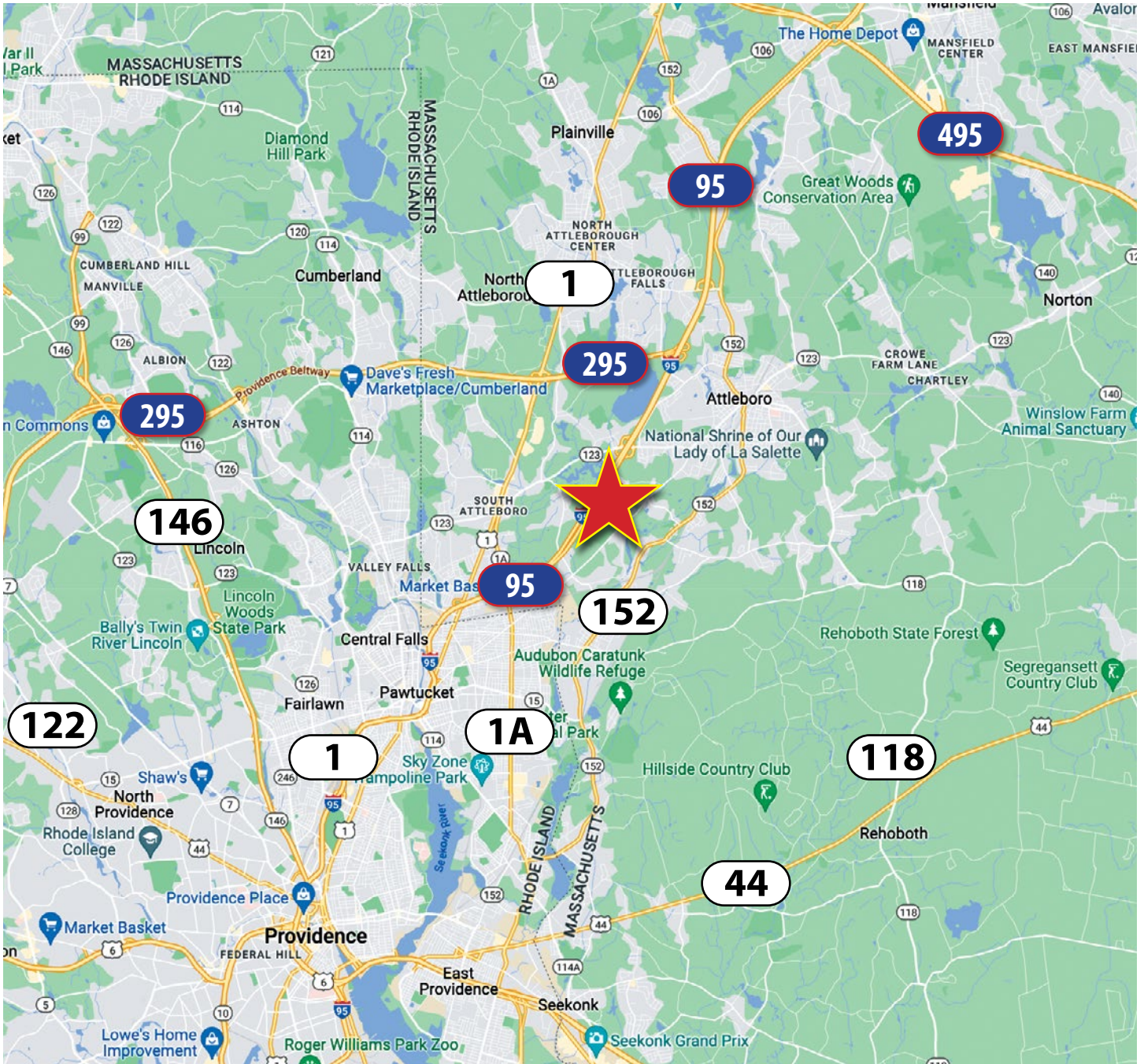
### **Nova Farm’s Industry Credibility**

Nova is widely known and respected in the Cannabis industry having received awards for their products in several national competitions including the High Times Cannabis Cup. Nova Farms was made the Official Partner of the 2023 High Times Cannabis Cup and described by them as the “Beast of the East.” Since 1974, high times magazine has been the #1 resource for cannabis news, culture, brands and marijuana legalization laws. The High Times website is read by 500,000 to five million users each month.

Nova Farms (Nova) cultivates its own cannabis on a 90-acres farm in Sheffield, Massachusetts, making it one of the largest outdoor cannabis farms in New England. They don’t use any pesticides and use only the power of the sun to grow their plants. Nova freezes the majority of its cannabis crops capturing the freshest terpenes and cannabinoids through extraction. With sustainable farming practices and the goal of keeping a low carbon footprint, Nova is dedicated to producing cannabis without compromising quality.



# Easy Access to Routes 95, 295, 495





## Broker



**James Keefe**, *Vice President*

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James Keefe earned his Bachelor of Arts in American Studies 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. He spent close to a decade working in private wealth management, where he helped clients minimize their tax burdens when selling real estate assets. In the past year James has sold \$25M in commercial property.