



THE SEYON GROUP ACQUIRES 275,620 SF WAREHOUSE IN LANCASTER, MA

(December 1, 2022) The Seyon Group (“Seyon”) announced it has acquired 580 Fort Pond Road in Lancaster, Massachusetts (the “Property”). The Property is a Class A warehouse located directly off Route 2, fewer than 40 miles northwest of downtown Boston and 9 miles from I-495, offering efficient access to major distribution corridors in the surrounding areas. Additionally, the Property provides convenient access to both the Worcester area and Massachusetts Turnpike via I-190.

Built in 1994, 580 Fort Pond Road is a 275,620 square foot warehouse that is currently 100% leased to a single tenant. The physical specs include 34’ clear heights, 26 loading docks, 1 drive in door, and 200 parking spaces. The building sits on 50 acres, offering an expansion opportunity. The Property is located within Boston’s I-495 / Rt. 2 West submarket, a 20 million SF submarket that boasted a 0.6% vacancy rate as of June 30, 2022 (according to CBRE). This transaction closed on November 30th and marked a rare opportunity to acquire a Class A warehouse in a desirable location north of Boston.

“580 Fort Pond represents Seyon’s latest acquisition of a Class A warehouse in greater Boston and allows us to meaningfully expand the existing footprint of the current building. We are thrilled to add UN1F1ED² Global Packaging Group to our growing roster of best-in-class tenants and we look forward to expanding our relationship with the Rand-Whitney team,” shared Andrew Iglowski, Managing Partner at Seyon.

About Seyon

The Seyon Group is a boutique real estate investment firm that targets institutional quality investments within top-tier Northeast markets. Founded in January 2017 by Bryan Blake and Andrew Iglowski, Seyon works to identify the highest quality assets situated in strategic, difficult-to-replicate locations, frequently with a potential for alternative future uses. Benefitting from a vertically integrated platform, extensive market knowledge and deep relationships where we invest, Seyon has produced a track record of demonstrated and consistent outperformance.



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