

Industrial Condominium for Lease or Sale

96 Swampscott Road

Salem, MA 01970



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Industrial Condominium for Lease or Sale

96 Swampscott Road

Salem, MA 01970

Nordlund Associates is pleased to present 96 Swampscott Road, Salem, MA for lease or sale.

96 Swampscott Road is a 31,366 square foot (SF) industrial condominium situated in 170,696 sf, 13-acre industrial park. The property is located off Rt 107 and Rt 1A, approximately 12 miles north of Boston and Logan Airport.

The unit is configured with a 3,000 square feet finished office space with the balance of the space being warehouse 16' to 21' clear height. The space is improved with a loading dock, 50' column spacing. Additionally, the current owner has a tenant-at-will in 5,000 square feet producing income.

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Property Summary



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Condominium SF	31,366 SF
Warehouse:	23,366 SF
Office:	3,000 SF
TAW/Gym:	5,000 SF
Loading Docks	(1) 12 x 12 door



Ceiling Height 16' - 21' clear height (Warehouse)

Parking Spaces 1/1000 spaces

Zoning Industrial

RE Taxes \$33,581

Electric 480V/400Amp

Gas National Grid

Municipal National Grid



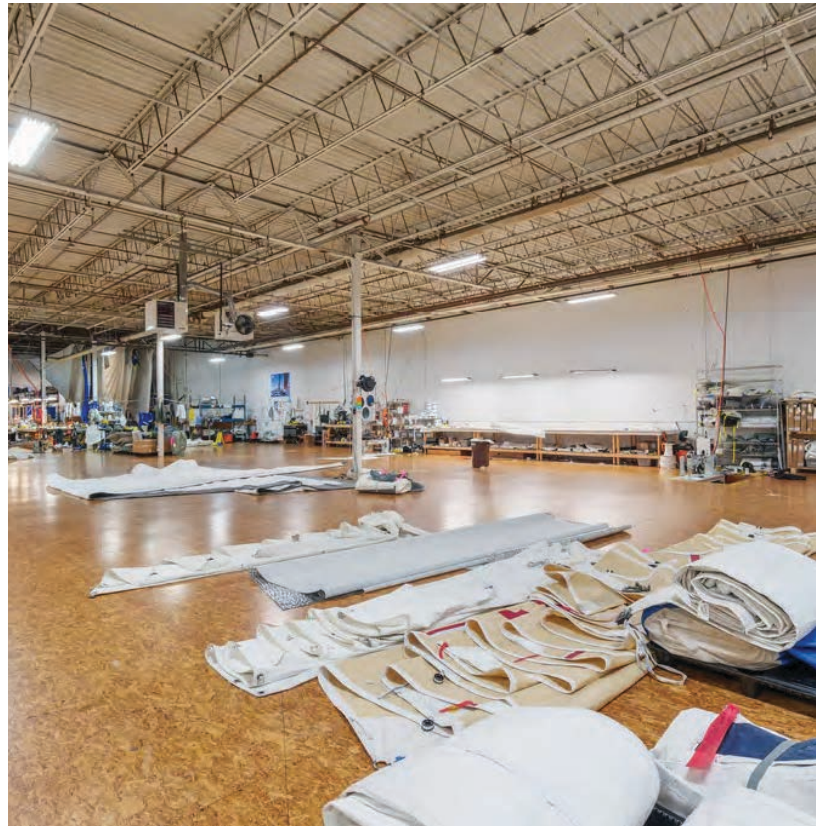
Proposed Price

CALL FOR PRICING

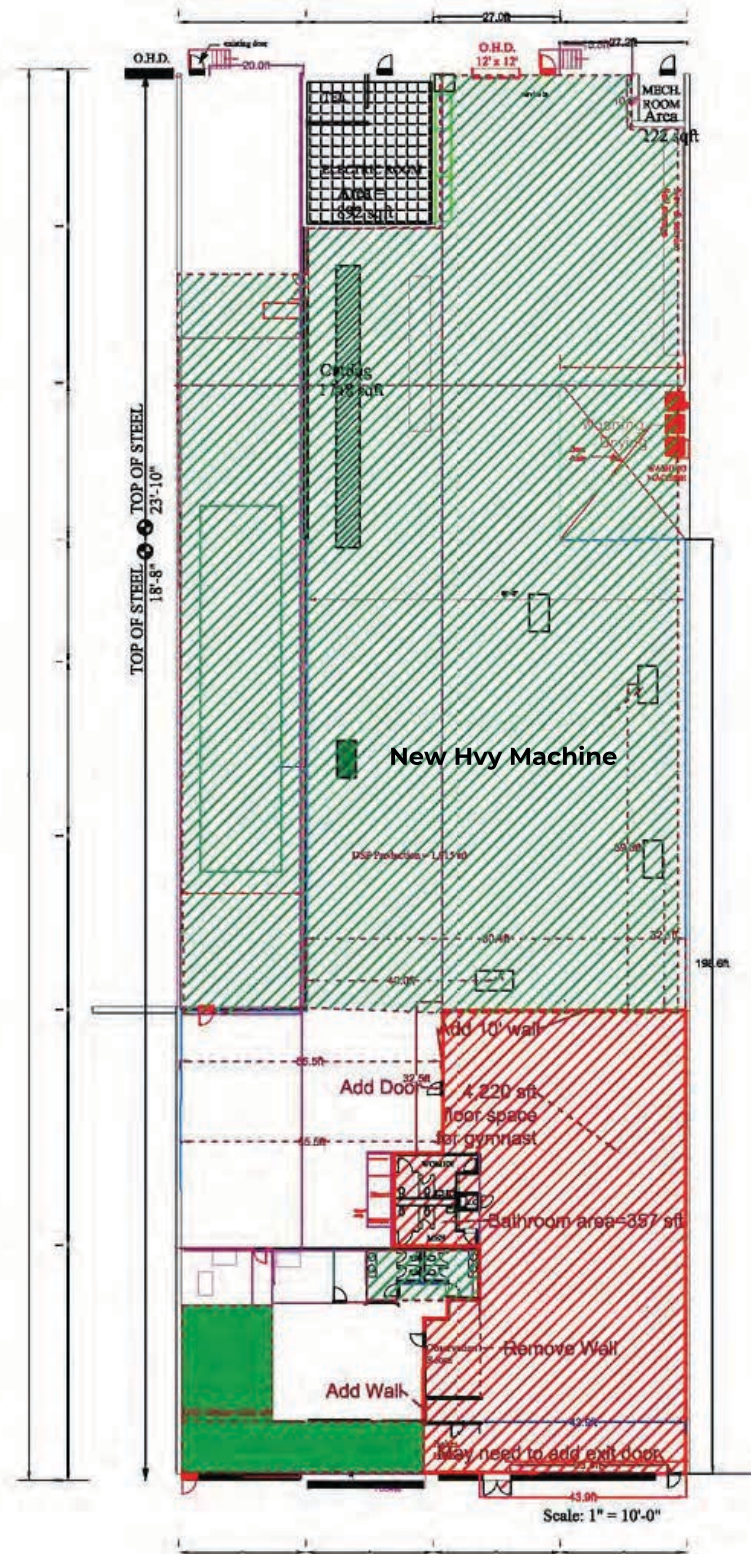
96 Swampscott Road

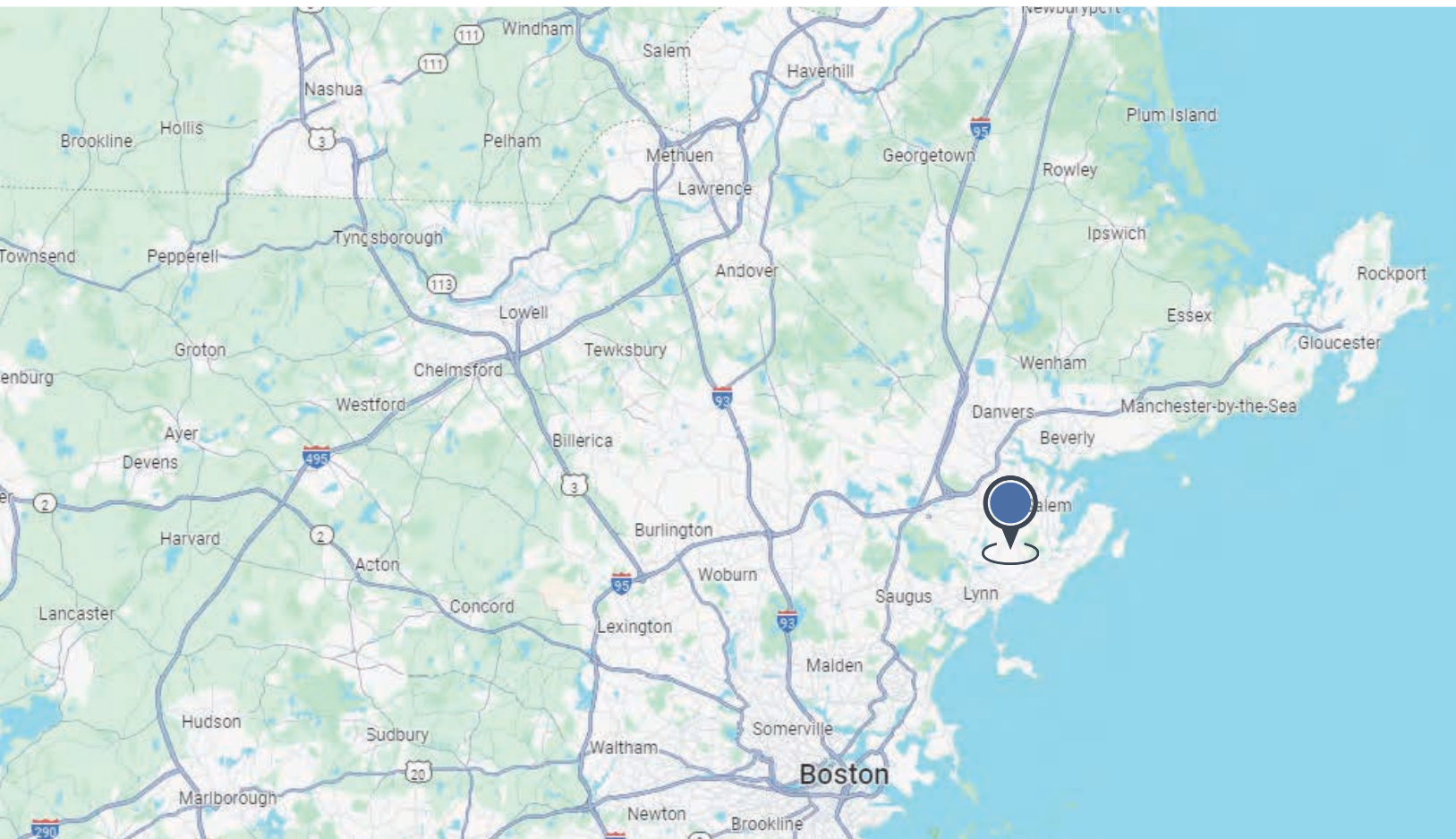


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Distances

Route 107: **3 Minute / .7 Miles**



Route 1A: **6 Minutes / 2 Miles**



FOR MORE INFORMATION

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