

FOR SALE

88 Holten Street

Danvers, Massachusetts



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FOR SALE

88 Holten Street

Danvers, Massachusetts

Nordlund Associates is pleased to present 88 Holten Street, a ±55,606 SF industrial warehouse building located in Danvers, Massachusetts. Situated on a 1.11-acre lot in a downtown location, the property offers a functional layout with two loading docks at the building and one drive-in door at the rear.

88 Holten Street presents a unique opportunity for developers seeking a centrally located property with convenient access to MA-128, I-95, and Route 1. The property is poised for self storage, mixed use or multifamily redevelopment given its wide range of allowed uses.

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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.

Location Description

Located 1.5 miles from I-95 and Route 1 and 1 mile from Route 128, 88 Holten Street provides convenient connectivity to major regional roadways and to the North Shore and Greater Boston markets. The property is positioned with curb cut on Holten Street and Pine Street at a lit intersection in an established retail and residential corridor within the heart of downtown Danvers.



Property Highlights



**100k SF Self Storage
Redevelopment
Potential**



**40+ parking
spaces**



**Industrial 1
(I-1) Zone**



Property Specifications

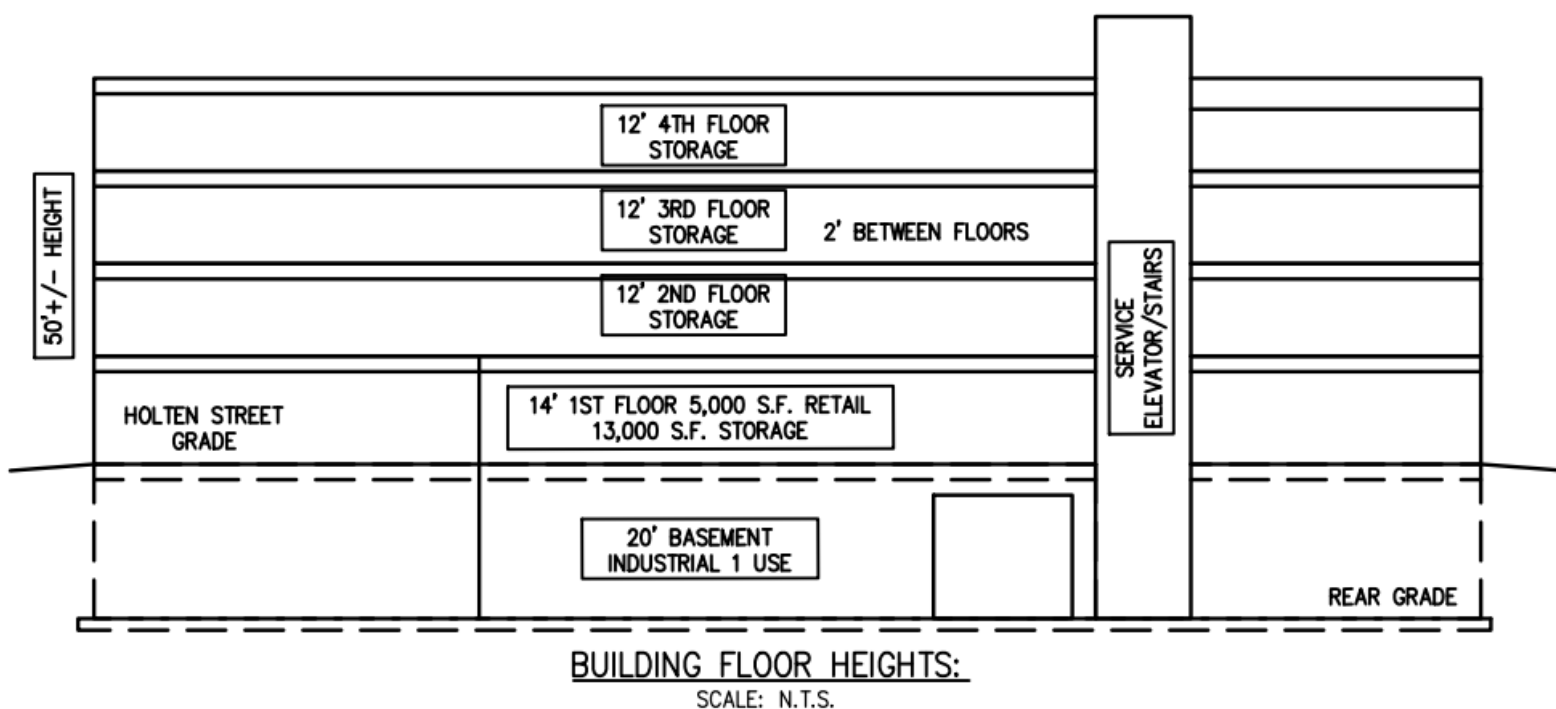
Total Building SF	55,606 SF
Lot Size	1.11 Acres
Loading	2 Loading Docks and 1 Drive-in Door
Freight Elevator	1,500 lb capacity
Power	2,200 Amps/ 208V
Sprinklers	Wet
Ceiling Height	10' - 12'
Parking Spaces	Ample
Floors	5
Population Density (5 miles):	194,156
# of Households (5 miles):	70,700
Est. Self Storage Redevelopment:	~100k sf
Est Industrial Redevelopment:	~60-75k sf
Zoning	I-1 (Industrial 1)
Utilities	Water/Sewer: Municipal



Self-Storage Building Concept Plan

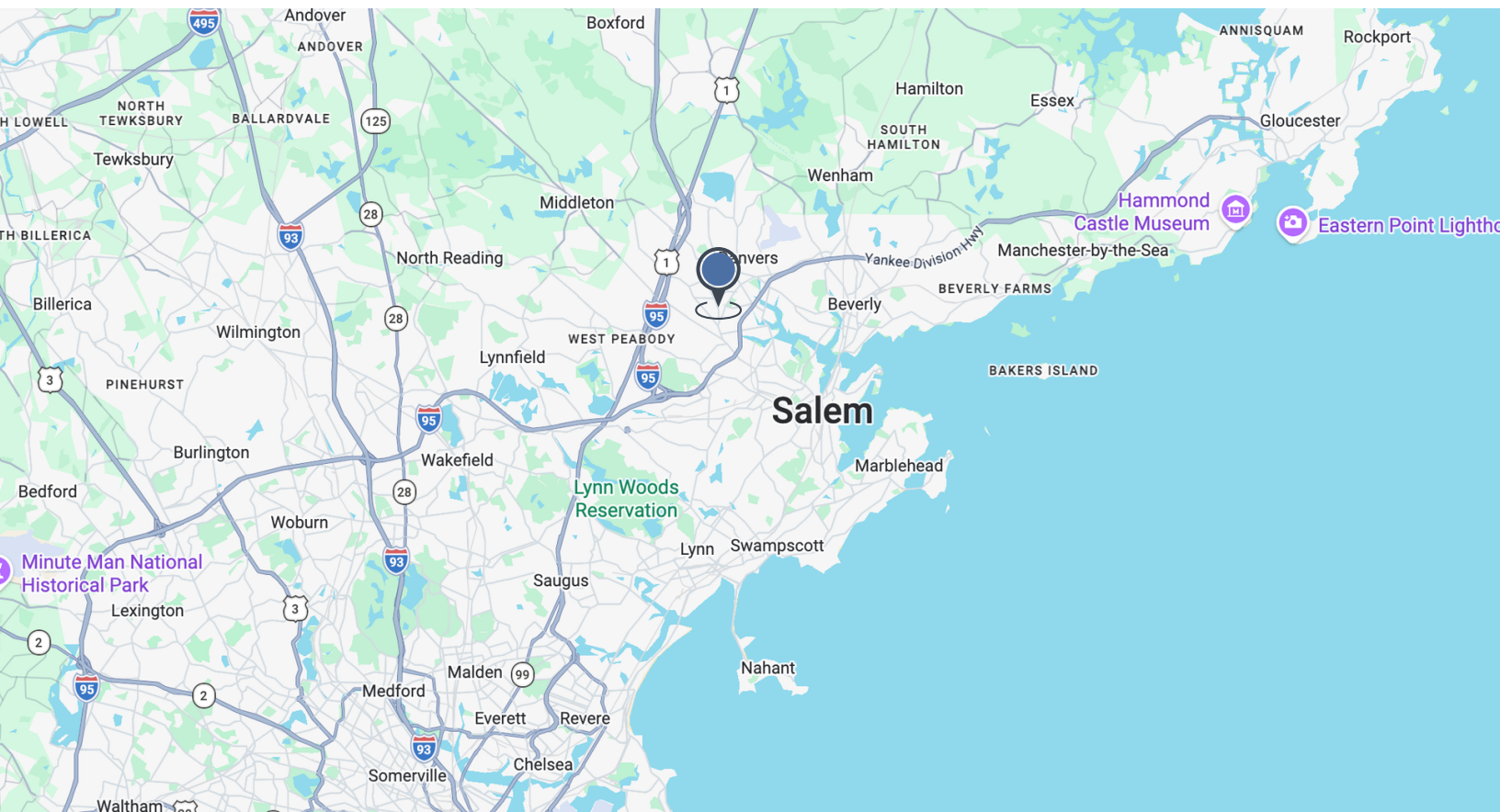


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The above plan shows a potential self storage/industrial development with ~20,000 - 25,000 square footplates on five levels, making the total project ~100,000 - 125,000 square feet.

For purposes of conversation, these concept plans have not been approved by the Town of Danvers.



Distances

To Rt 128: **1 Mile**

128

To I-95 and Rt 1: **1.5 Miles**



To Route 62: **1 Mile**

62

FOR MORE INFORMATION

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