

Industrial Space For Lease

58R Pulaski Street

Peabody, Massachusetts



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ASSOCIATES**

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Peabody, Massachusetts

Nordlund Associates Inc. is pleased to present 58 Rear Pulaski Street, a $\pm$ 172,408 SF manufacturing/ industrial facility located in Peabody, Massachusetts. The property offers a flexible layout for manufacturing, distribution, or service operations.

The building features (10) shared loading docks at dock height, up to 30' clear heights, heavy 3-Phase 480 Volt/ 2,000 Amp power, and municipal water & sewer. The property provides excellent functionality with convenient access to Route-128, I-95, and Route-1. With limited availability in the Danvers/ Peabody industrial submarket, 58 R Pulaski offers a unique opportunity for users looking to expand or relocate with the 128 North Submarket.

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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

Situated 1.5 miles from Route 128 and 3.5 miles from I-95 and Route 1, the property benefits from excellent regional connectivity to the North Shore and Greater Boston. The surrounding commercial and industrial corridor provides tenants with access to a well-established customer base and a strong labor market.



Property Highlights



Up to 30' Clear Heights



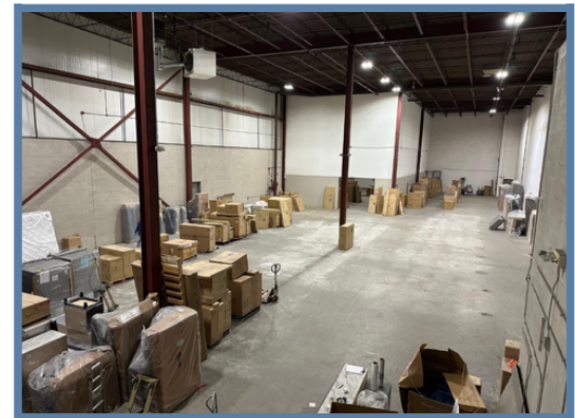
Heavy Power



**10 Shared
Loading Docks**

Property Specifications

Total Building SF	+/- 172,408 SF
Lot Size	7.2 Acres
Loading	10 Shared Loading Docks for Building
Power	3-Phase, 480v/ 2,000a
Parking Spaces	0.95/1,000
Zoning	I-L (Light Industrial)
Water/ Sewer	Municipal



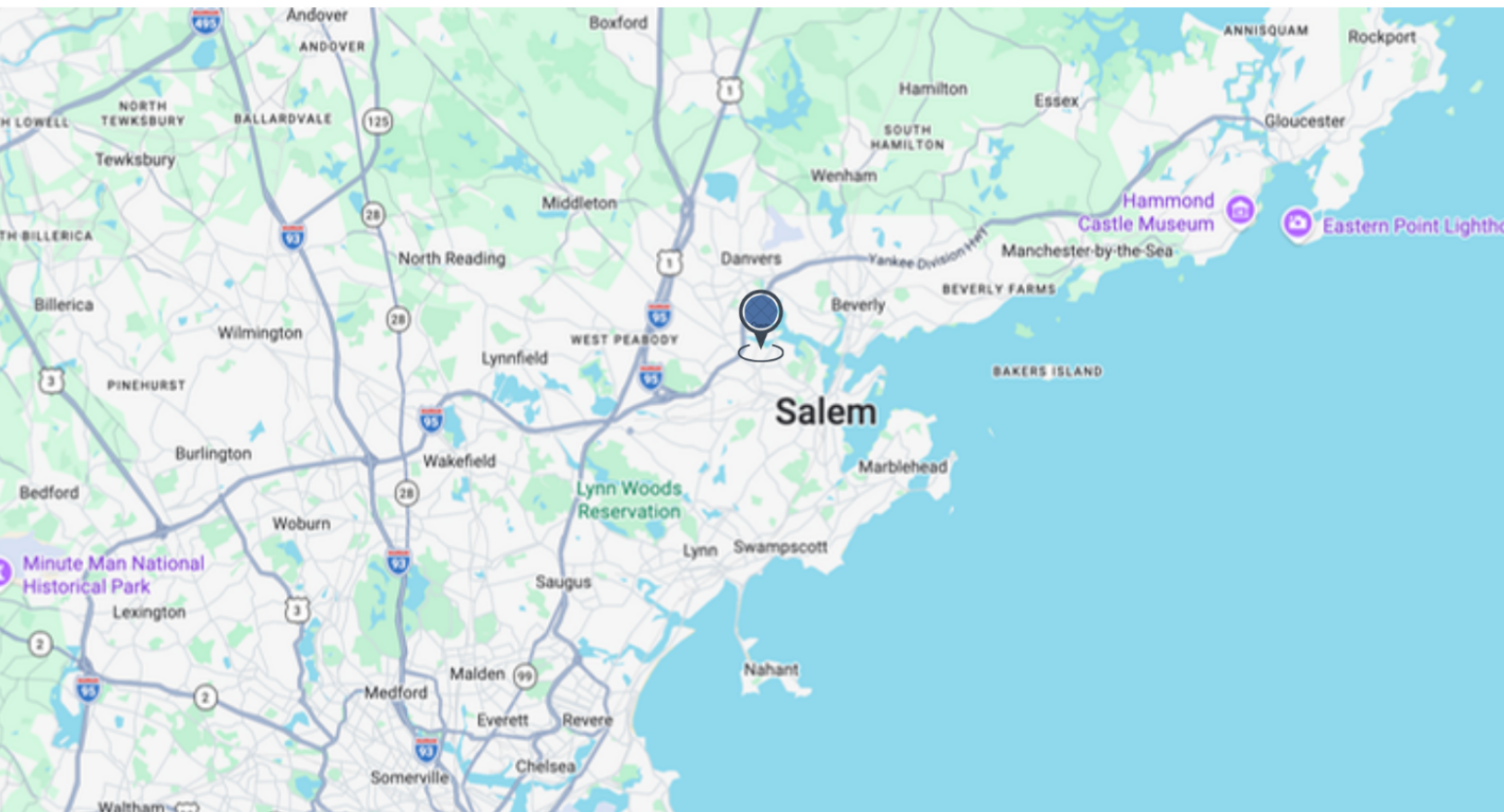
Suites Available:

Suite 109: 4,863 SF

- 16' Clear
- Access to Shared Loading Docks

Suite 115: 13,520 SF

- (1) Drive-in Door
- 30' Clear
- Access to Shared Loading Docks



Distances

To Rt 128: **1.5 Miles**

128

To I-95: **3.5 Miles**



To I-95 Rt 1: **3.5 Miles**



FOR MORE INFORMATION

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