



Commercial Space For Sublease

51 Dunham Ridge

Beverly, Massachusetts

51 Dunham Road is a modern, new construction building located within the Dunham Ridge business park in Beverly. The sublease consists of approximately 162,073 SF across five floors in shell condition and offers a rare opportunity to lease large blocks of flexible space in a premier North Shore location. The property features 215 covered parking and 174 surface spaces totaling 331, 2 covered loading docks, freight and passenger elevators, and a modern glass façade overlooking scenic conservation areas. Professionally owned and managed, the property also offers excellent regional accessibility and immediate access to Route 128.

Kevin Olson

kolson@nordlundassociates.com

(978)-762-0500 x 102

Benjamin Robblee

brobblee@nordlundassociates.com

(978)-762-0500 x 108



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www.NordlundAssociates.com

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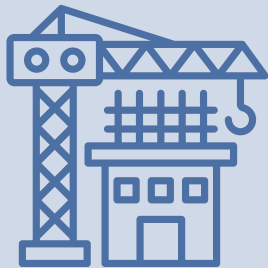
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Location Description

Dunham Ridge is a premier business park in Beverly, located approx. ½ mile from Rt.128, 30 miles north of Boston, Beverly offers excellent access via Route 128/I-95, five MBTA commuter rail stations, and Beverly Regional Airport.



Property Highlights



New Construction



Covered Parking



**Easy Access to
Highway**

Specifications

Total Building:	Approx. 162,073 SF +/-
Year Built:	2021
Ceiling Height:	14' floors 1 - 2; 12' floors 3 - 5
Loading Docks:	Two (2) covered loading docks
Ceiling Height:	12-14'
Zoning:	Restricted Industrial (IR)
Parking:	Approx. 215 covered space Approx. 174 uncovered space



Utilities

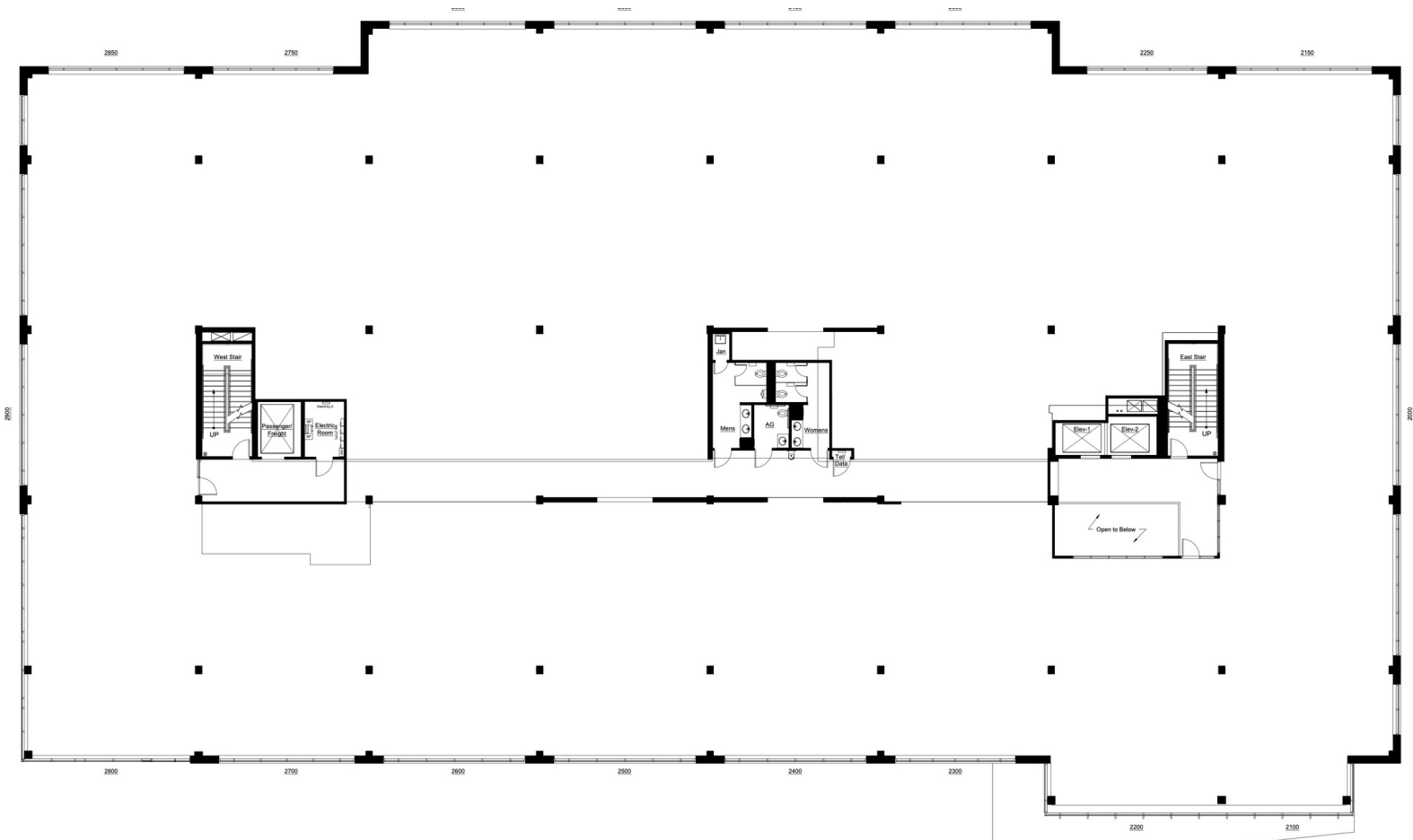
Power:	National Grid: 3,000 amp 120/208V 3-phase electrical service
Natural Gas:	Natural Gas
HVAC:	Full building HVAC
Water/Sewer:	Municipal



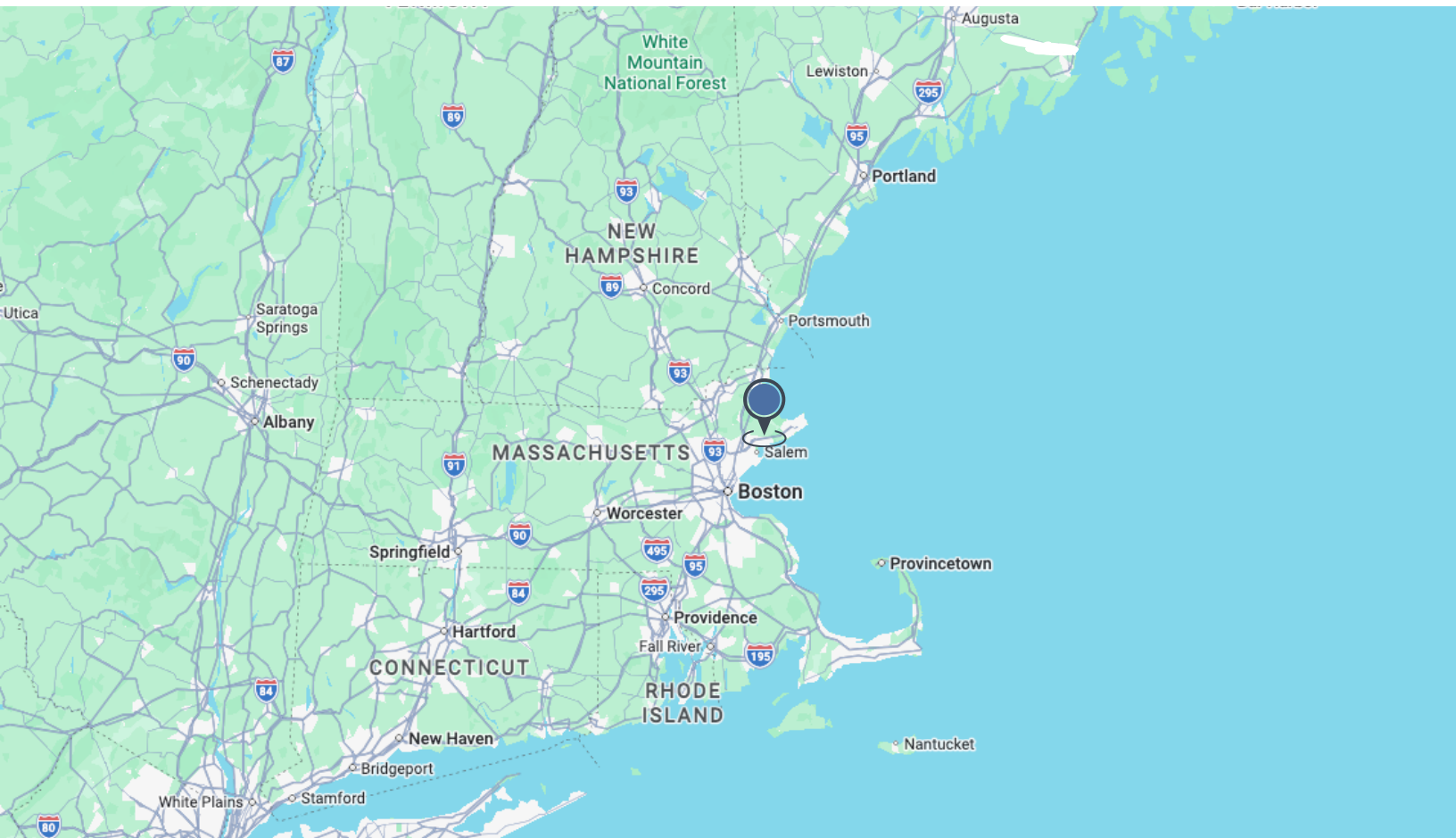
Property Photos



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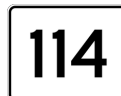


Distances

To Rte 128: **2 Minutes / 0.5 Miles**



To US Rte 114: **8 Minutes / 4.5 Miles**



To I-495: **25 Minutes / 20 Miles**



FOR MORE INFORMATION

KEVIN OLSON

KOLSON@NORDLUNDASSOCIATES.COM

(978)-762-0500 x 102



BENJAMIN ROBBLEE

BROBBLEE@NORDLUNDASSOCIATES.COM

(978)-762-0500 x 108



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