

Commercial Property For Lease
27 Tozer Road
Beverly, Massachusetts



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Commercial Property For Lease

27 Tozer Road

Beverly, Massachusetts

Nordlund Associates is pleased to present 27 Tozer Road, a ±17,774 manufacturing/ industrial facility located in Beverly, Massachusetts. The property features 15,784± SF of commercial industrial manufacturing and 1,990± SF of office area, offering a flexible layout for manufacturing, distribution, or service operations.

The building features four (4) loading positions, two (2) at dock height along with two (2) 14' overhead Drive-In doors, 19'5" ceiling heights, and 208V/1200-amp power and municipal water & sewer. The property provides excellent functionality with convenient access to MA-128 (I-95), and Route-1. With an availability rate of just 3.5% across 7.2 million SF in the Danvers/ Beverly submarket, and limited development, the property offers a unique opportunity for users looking to expand or relocate within the 128 North submarket. The layout allows for efficient use of space, with potential for customization depending on user requirements.

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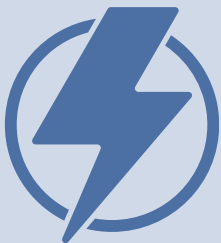
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Location Description

Located one mile from Route 128 (I-95) with direct access to Route 1, 27 Tozer Road provides connectivity to major regional roadways and to the North Shore and Greater Boston markets. The property is positioned within an established commercial and industrial corridor, offering tenants access to a strong customer base and skilled labor pool.



Property Highlights



208V / 1,200 AMPS



+/- 17,774 Free-standing
Industrial Building



Direct Access off
MA-128

Property Specifications



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Total Building SF	+/- 17,774 SF
Warehouse:	+/- 15,784 SF
Office:	+/-1,990 SF
Lot Size	2.02 Acres
Loading	Two (2) Docks Two (2) Drive in Doors
Power	1,200 Amps @ 208 Volts
Ceiling Height	19'5"-21'5"
Parking Spaces	Ample
Zoning	IR (Restricted Industrial)
Heat	Modine heaters throughout warehouse
Water/Sewer	Municipal

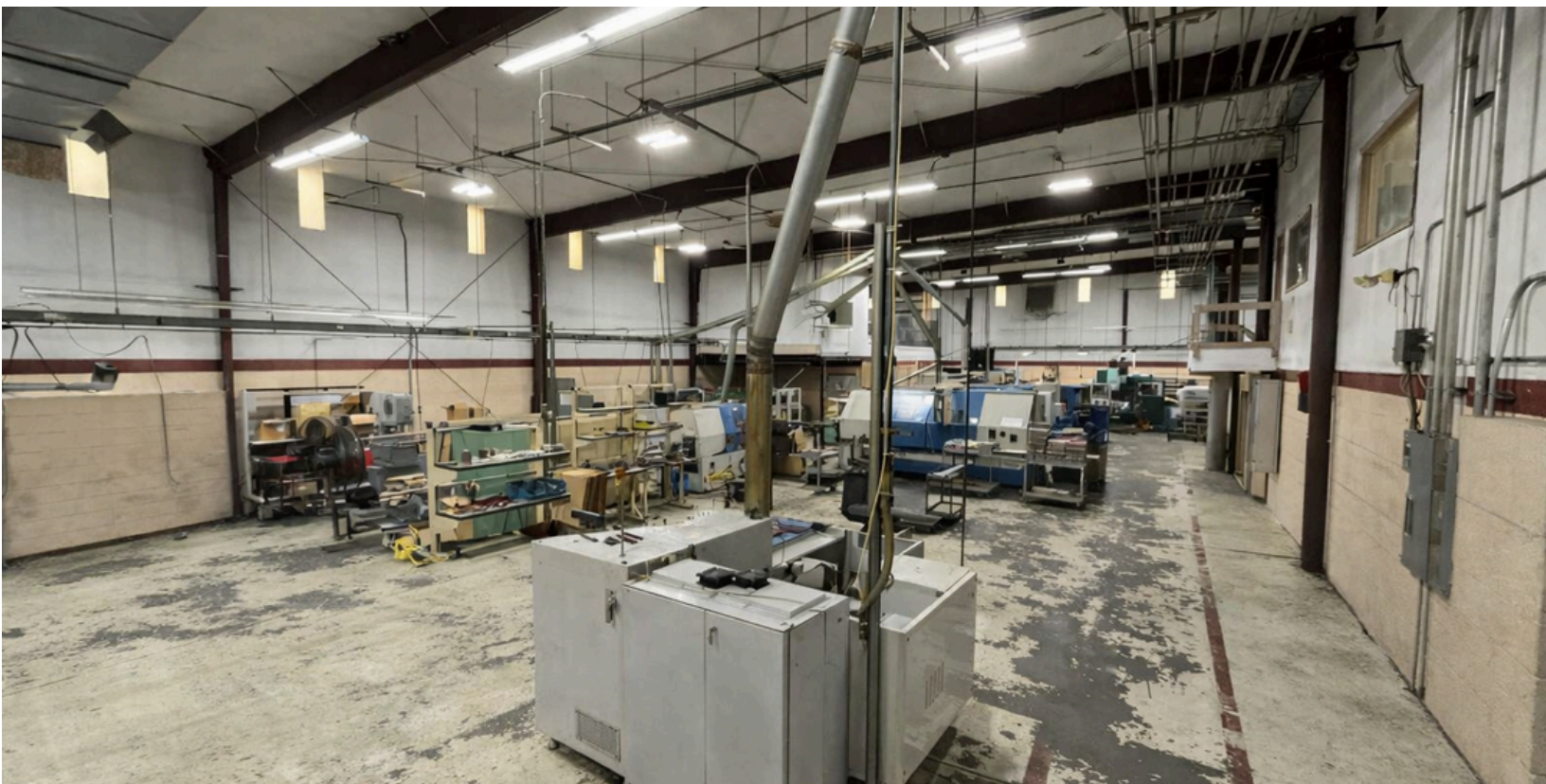
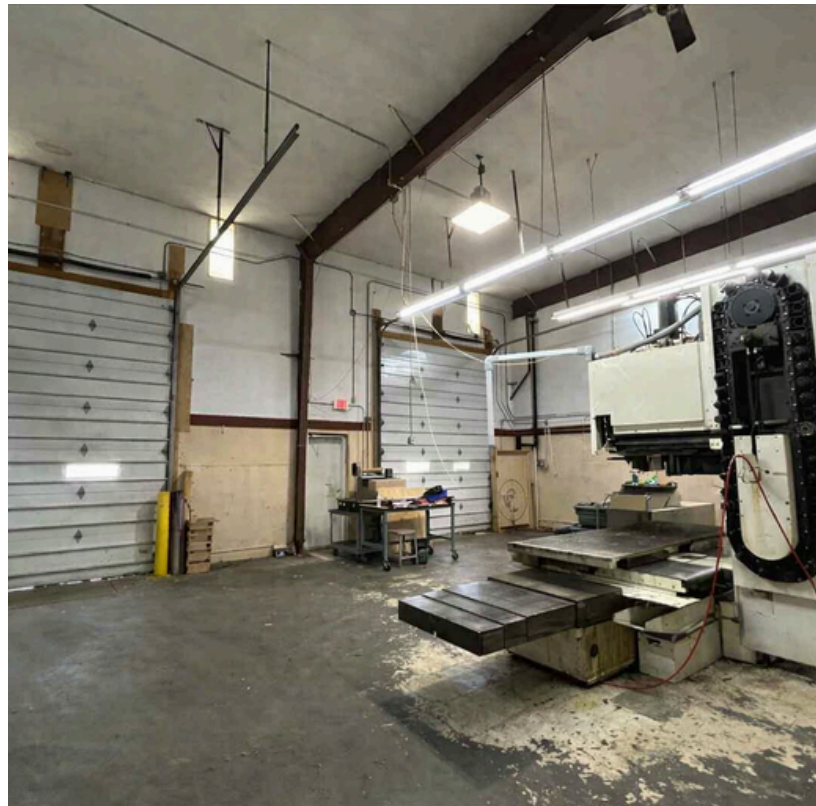


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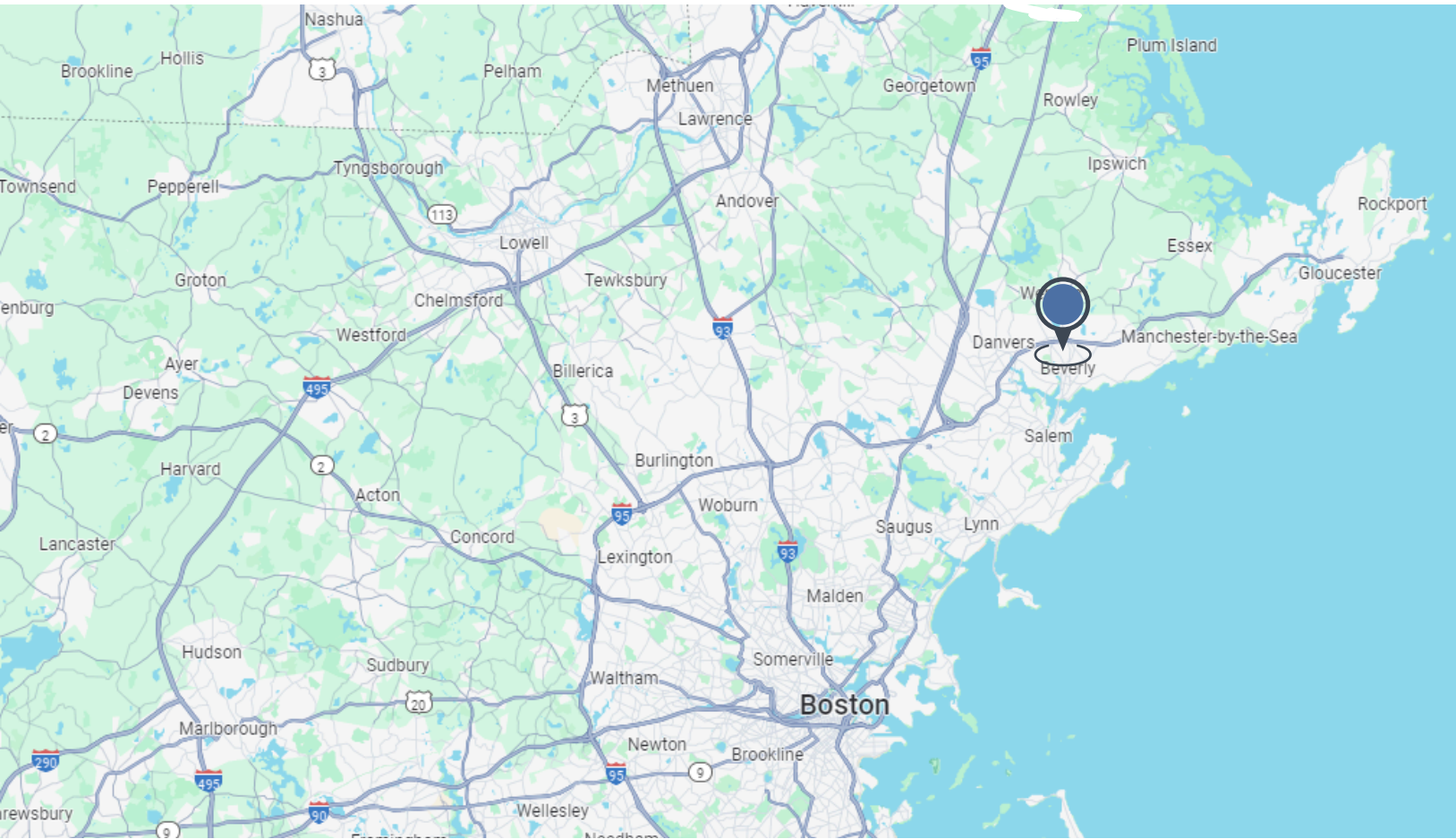
Interior



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Distances

Route 128 (I-95): **2 Minutes/ 1 Mile**  

Route 1: **10 Minutes/ 5 Miles** 

MBTA (North Beverly):
1 Minutes/ 0.8 Mile

Route 62: **5 Minutes/ 1.5 Miles** 



FOR MORE INFORMATION

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