

Industrial Condominium for Lease or Sale

96 Swampscott Road

Salem, MA 01970



Chris Everest

ceverest@nordlundassociates.com

(978) 762-0500 x 101

Brenden McCarthy

bmccarthy@nordlundassociates.com

(857) 266-6510



NORDLUND
ASSOCIATES

www.NordlundAssociates.com

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.

Chris Everest

ceverest@nordlundassociates.com

(978) 762-0500 x 101

Brenden McCarthy

bmccarthy@nordlundassociates.com

(857) 266-6510



**NORDLUND
ASSOCIATES**

www.NordlundAssociates.com

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.

Property Summary



NORDLUND
ASSOCIATES

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
Condo Fee	\$32,760



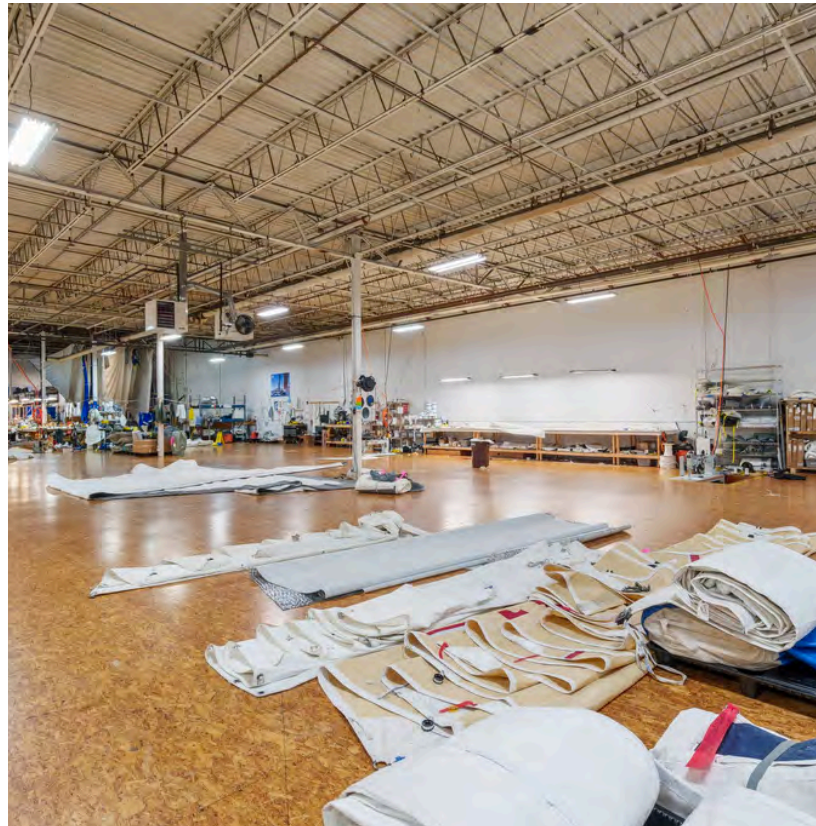
Proposed Price

CALL FOR PRICING

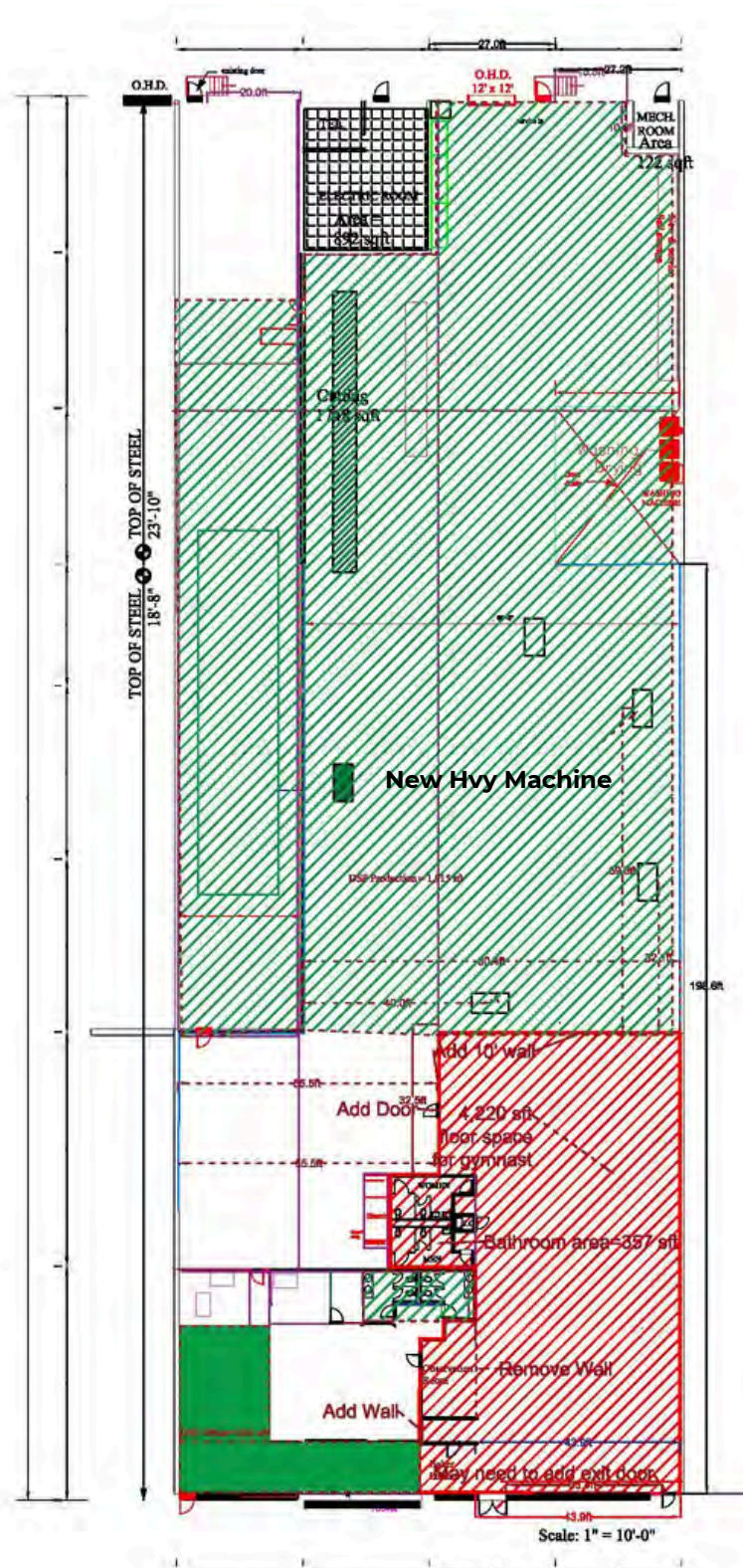
96 Swampscott Road

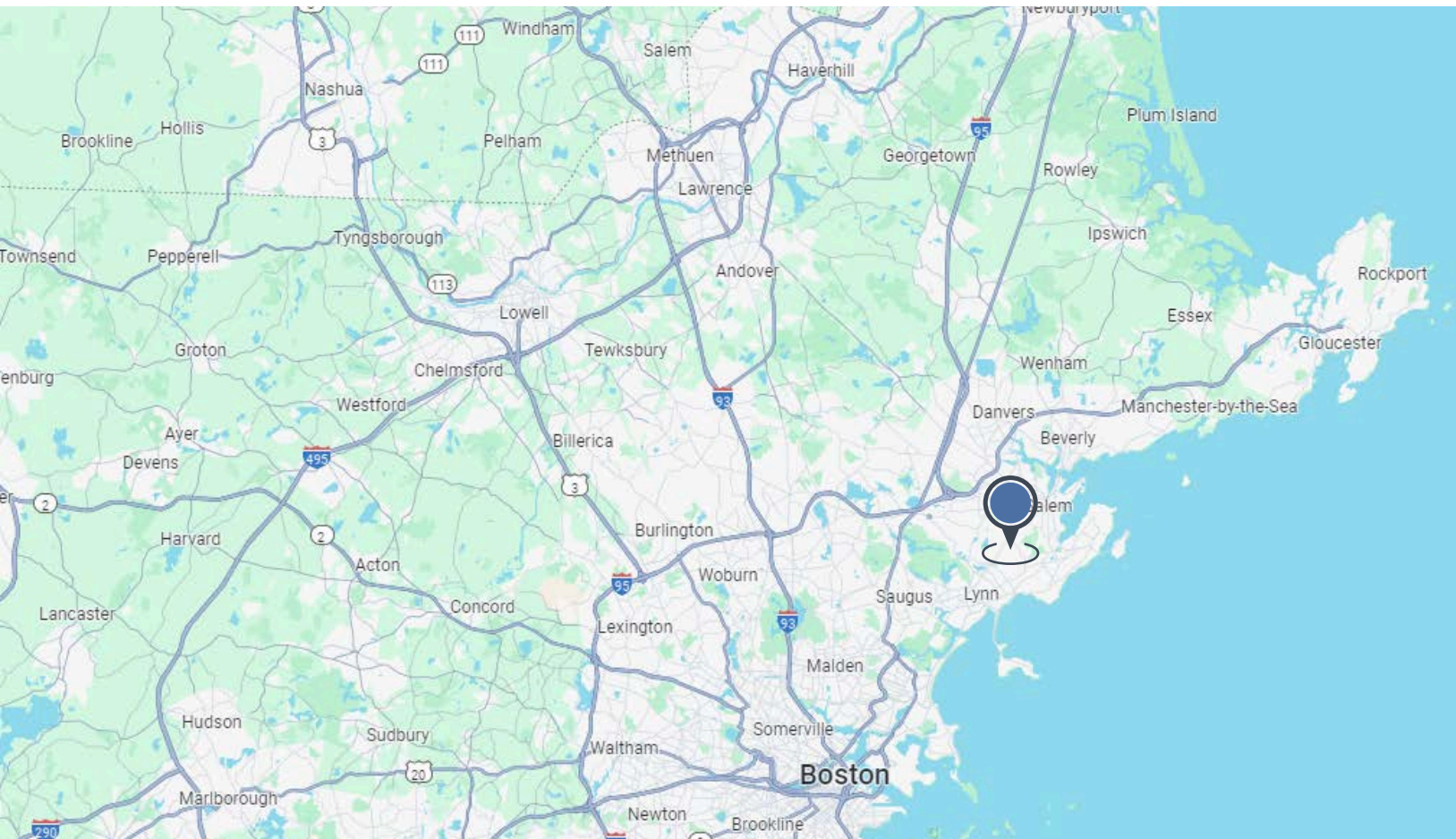


NORDLUND
ASSOCIATES



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.





Distances

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



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



FOR MORE INFORMATION

CHRIS EVEREST

CEVEREST@NORDLUNDASSOCIATES.COM

(978) 762-0500 x 101



BRENDEN MCCARTHY

BMCCARTHY@NORDLUNDASSOCIATES.COM

(857) 266-6510



NORDLUND
ASSOCIATES

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.