

30 LOG BRIDGE RD #303

MIDDLETON, MASSACHUSETTS



CLASS A WAREHOUSE
24' CLEAR HEIGHT

OWNER USER/INVESTOR OPPORTUNITY
CORE NORTH SHORE LOCATION

Marcus & Millichap

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EXECUTIVE SUMMARY

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300

GLOBAL POST

European



THE OFFERING

MARCUS & MILLICHAP IS PLEASED TO EXCLUSIVELY PRESENT 30 LOG BRIDGE ROAD #303, A HIGH QUALITY INDUSTRIAL CONDOMINIUM LOCATED WITHIN A PROFESSIONALLY MANAGED BUSINESS PARK OFFERING STRONG REGIONAL ACCESSIBILITY. THE PROPERTY BENEFITS FROM CONVENIENT ACCESS TO ROUTE 114, I-95 AND US ROUTE-1 SUPPORTING LONG TERM DEMAND FROM LOCAL AND REGIONAL BUSINESSES. THE UNIT FEATURES MODERN CONSTRUCTION, FUNCTIONAL CLEAR HEIGHT, AND A FLEXIBLE LAYOUT WITH A BALANCED OFFICE TO WAREHOUSE RATIO, MAKING IT SUITABLE FOR A WIDE RANGE OF LIGHT INDUSTRIAL AND SERVICE ORIENTED USERS.

THE SPACE CAN ACCOMMODATE WAREHOUSE DISTRIBUTION, CONTRACTOR OPERATIONS, LIGHT ASSEMBLY, STORAGE, OR SHOWROOM WAREHOUSE CONCEPTS. AS A CONDOMINIUM, EXTERIOR MAINTENANCE AND COMMON AREA RESPONSIBILITIES ARE STREAMLINED, CREATING AN APPROACHABLE OWNERSHIP STRUCTURE FOR USERS SEEKING OPERATIONAL CONTROL WITHOUT FULL PROPERTY MANAGEMENT BURDEN. THIS OFFERING PROVIDES AN OPPORTUNITY FOR AN OWNER USER TO SECURE LONG TERM OCCUPANCY AND BUILD EQUITY IN A SUPPLY CONSTRAINED INDUSTRIAL MARKET.

OFFERING SUMMARY

PURCHASE PRICE	\$2,650,000
PRICE/SF	\$204.24/SF
GROSS BUILDING AREA	12,975 SF
YEAR BUILT	2016
CLEAR HEIGHT	24'
CONDO SHARE	7.20%
OCCUPANCY	VACANT
PARKING	25 SURFACE

INVESTMENT HIGHLIGHTS

- AVAILABLE FOR OCCUPANCY | HIGH QUALITY WAREHOUSE/SHOWROOM SPACE | PROFESSIONALLY MANAGED CONDO
- 2016 CONSTRUCTION | NO CAPITAL EXPENDITURES REQUIRED | MODERN HVAC, PLUMBING, FIRE, SPRINKLER AND ELECTRICAL SYSTEMS
- FRONT SHOWROOM/OFFICE SPACE | STRUCTURAL OFFICE SECOND FLOOR SPACE | CLEAR SPAN 24' CLEAR WAREHOUSE SPACE | DOCK LOADED
- LOW CONDO FEES | ZERO EXTERIOR LOT AND LANDSCAPING MANAGEMENT FOR OWNERSHIP | ZERO SEPTIC MANAGEMENT FOR OWNERSHIP
- TWENTY FIVE SURFACE PARKING SPACES | ADJACENT TO ROUTE 114 | 5 MINUTES TO 1- 95 | 13 MINUTES TO 1-93 | CORE NORTH SHORE LOCATION



\$2,650,000
PURCHASE PRICE



VACANT
OCCUPANCY



\$204.24/SF
PRICE/SF



12,975 SF
BUILDING AREA



7.20%
CONDO SHARE



2016
YEAR BUILT

PROPERTY **DETAILS**

Marcus & Millichap

PROPERTY SPECIFICATIONS

GENERAL

GROSS BUILDING AREA	12,975 SF
TOTAL WAREHOUSE SF	7,025 SF
TOTAL FIRST FLOOR SHOWROOM	2,975 SF
TOTAL SECOND FLOOR OFFICE	2,975 SF
MONTHLY CONDO FEE	\$1,160.00
YEAR BUILT	2016
ZONING	M1 Light Industrial
CLEAR HEIGHT	24'
ROOF TYPE/AGE	Rubber Membrane/2016
COLUMN SPACING	Clear Span
PARKING SPOTS	25 Spots
CONSTRUCTION TYPE	Metal w/ Steel Frame
FLOOR SLAB THICKNESS	6"
STORIES / FLOORS	2 (2,975 SF Finished Mezzanine)
ANNUAL RE TAXES (2026)	\$29,401,90 (2025)

TRUCK LOADING

LOADING DOCKS	1 (One 8' x 8')
DRIVE-IN DOORS	-

MECHANICAL

HVAC	Roof Units. Fully Climate Controlled
ELECTRICAL	-
SPRINKLER	ESFR Sprinkler System - Wet
LIGHTING	LED

UTILITIES

WATER/SEWER	Town of Danvers Water/Condo Septic
GAS	Natural Gas (National Grid)
ELECTRIC	Town of Middleton

BUILDING OVERVIEW

24' CLEAR HEIGHT

12,975 SF TOTAL GBA

1 LOADING DOCKS

25 PARKING SPOTS

2,975 SF OFFICE AREA



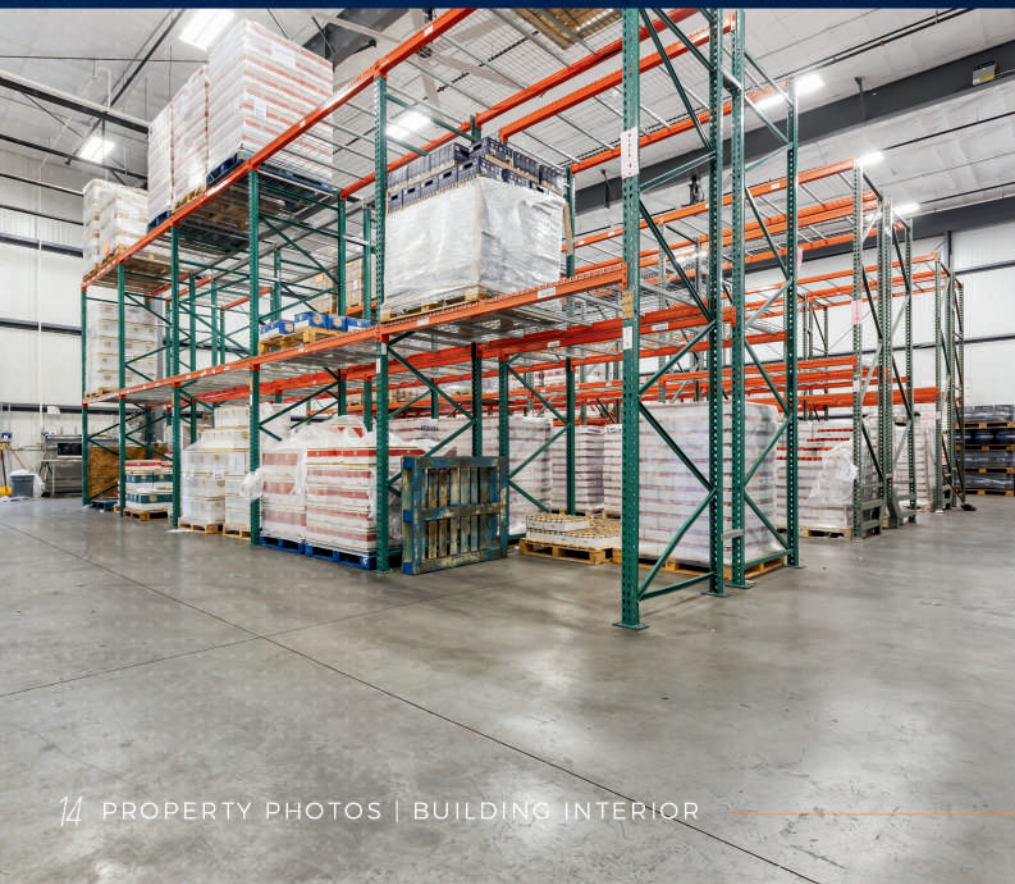
PROPERTY **PHOTOS**

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BUILDING EXTERIOR



BUILDING INTERIOR



PROPERTY **LOCATION**

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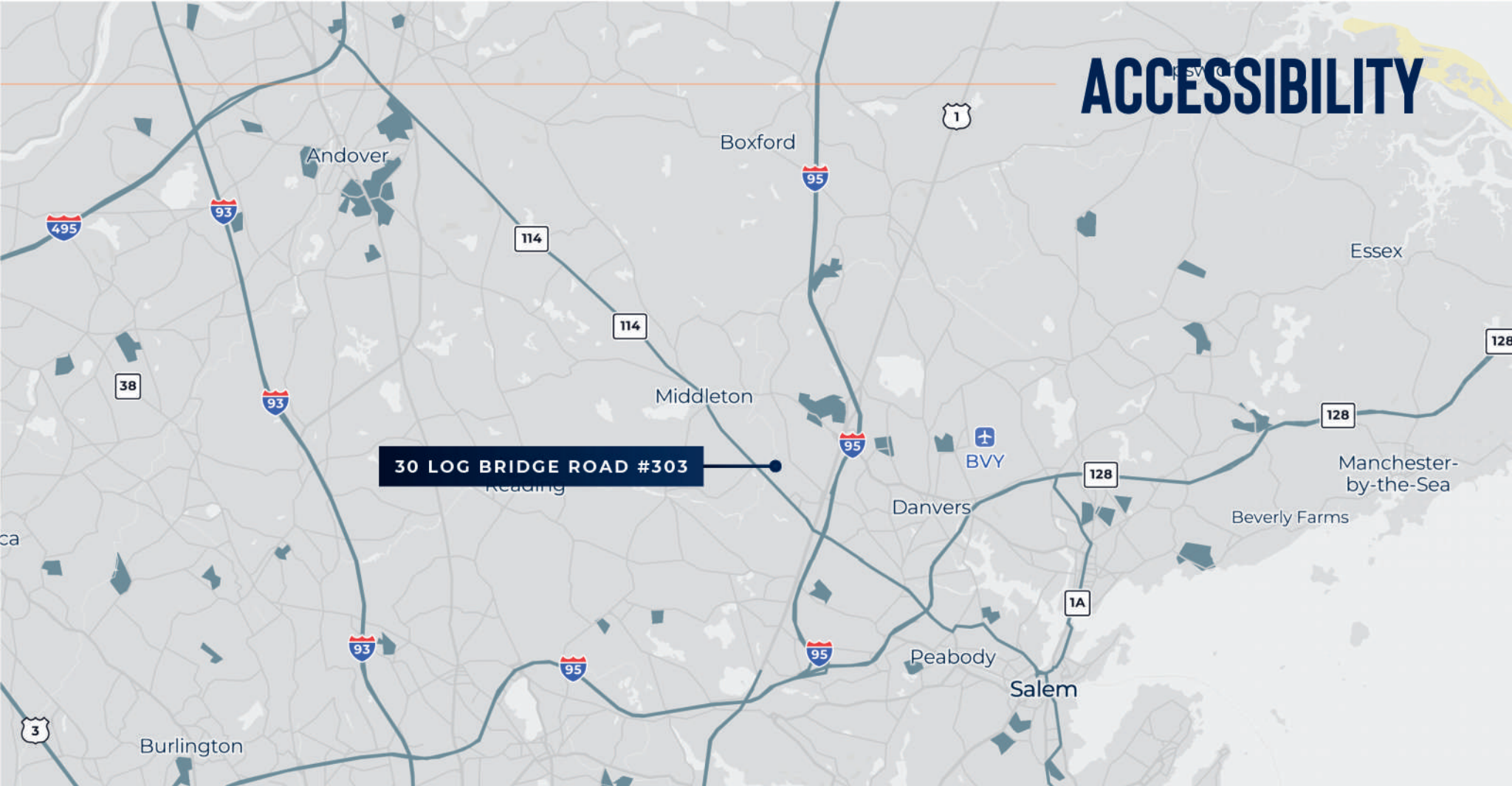
CORPORATE NEIGHBORS



30 LOG BRIDGE
ROAD #303



ACCESSIBILITY



DRIVE
TIMES



1 MINUTE



5 MINUTES



15 MINUTES



20 MINUTES

REGIONAL MAP



TRAVEL DISTANCES

BOSTON

19 MILES

WOBURN

16 MILES

MANCHESTER

42 MILES

NASHUA

45 MILES

WORCESTER

60 MILES

SPRINGFIELD

108 MILES

PROVIDENCE

75 MILES

HARTFORD

118 MILES

Bigelow
Bight

MIDDLETON, MA DEMOGRAPHICS

9,902



MIDDLETON
POPULATION
IN 2026

2.40%



1-YEAR
EMPLOYMENT
GROWTH

5,480



EMPLOYED
POPULATION

\$676,300



MEDIAN
PROPERTY
VALUE IN
MIDDLETON

\$146,250



MEDIAN
HOUSEHOLD
INCOME

3.10%



MEDIAN
HOUSEHOLD
INCOME YOY
GROWTH

89.20%



HOME
OWNERSHIP
RATE

742



REGISTERED
BUSINESS IN
MIDDLETON

45.60



MIDDLETON
MEDIAN AGE



BOSTON-NORTH INDUSTRIAL OVERVIEW

THIS INDUSTRIAL PROPERTY OFFERS A STEADY INCOME STREAM, A STRONG LOCATION, AND ROOM FOR LONG-TERM GROWTH. THE BUILDING'S MODERN LAYOUT, RELIABLE INFRASTRUCTURE, AND FLEXIBLE FLOOR PLAN SUPPORT A WIDE RANGE OF USERS, MAKING IT A STABLE CHOICE FOR INVESTORS SEEKING DURABLE PERFORMANCE. NEARBY TRANSPORT ROUTES ADD EFFICIENCY FOR DISTRIBUTION AND MANUFACTURING, WHILE THE CLEAN SITE AND WELL-KEPT GROUNDS STRENGTHEN LONG-TERM VALUE.

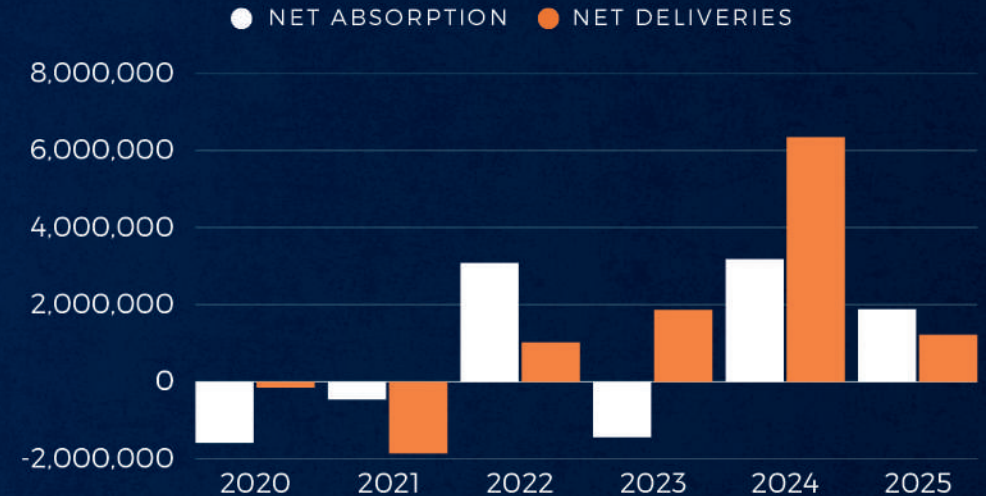
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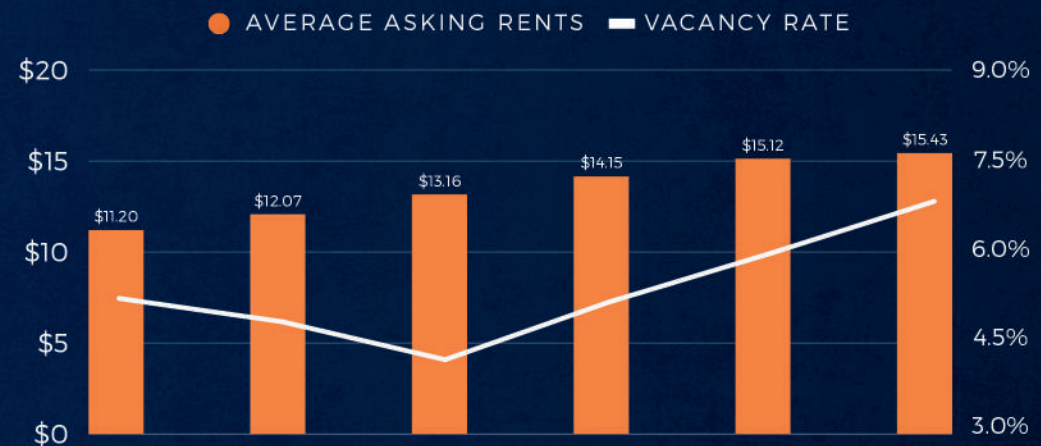
BOSTON INDUSTRIAL FUNDAMENTALS (2025)

EXISTING SUPPLY	251,000,000 SF
YTD NET ABSORPTION	(1,909,243) SF
SUPPLY UNDER CONSTRUCTION	2,252,704 SF
YTD DELIVERIES	1,533,585 SF
VACANY RATE	7.30%
AVERAGE ASKING RENT PSF	\$15.43 NNN
36-MONTH MARKET RENT GROWTH	19.89%

SUPPLY & DEMAND



AVERAGE ASKING RENTS & VACANCY



30 LOG BRIDGE ROAD #303

MIDDLETON, MASSACHUSETTS

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