

88,000 +/- SF HIGH-BAY INDUSTRIAL SPACE
1 Second Street, Peabody MA 01960

FOR LEASE



The Mega Group is pleased to offer 1 Second Street Peabody Massachusetts, a climate-controlled Industrial style building featuring 24 +/- feet of clear height, nine (9) delivery dock doors and one (1) drive-in door.

Available for immediate occupancy is about 88,000 total square feet of space, 80,000 +/- square feet on the first floor and 8,000 +/- SF on the mezzanine. The span of the load carrying beams are about 50 feet by 40 feet. A new roof and HVAC system were completed in 2021 and motion-detected energy efficient LED lighting.

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Property Address	1 Second Street Peabody MA 01960
Year Built	1987
Access	Route 128 / Route 1
Zoning	IP (Industrial Park)
Land Area	426,888 +/- SF (9.8 acres)
Frontage	99 feet
Parking	157 +/- spaces on-site
Current Use	Industrial
Allowed Uses	Warehouse, Storage, R&D, Manufacturing, Distribution



DEMOGRAPHICS - IN DRIVE TIMES

POPULATION



1 Mile: 21,458
3 Miles: 113,455
5 Miles: 286,573

AVERAGE INCOME / HH



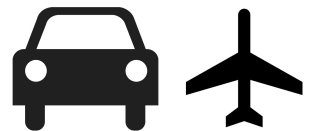
1 Mile: 84,317
3 Miles: 97,538
5 Miles: 103,212

DAYTIME POPULATION



1 Mile: 6,188
3 Miles: 62,278
5 Miles: 140,158

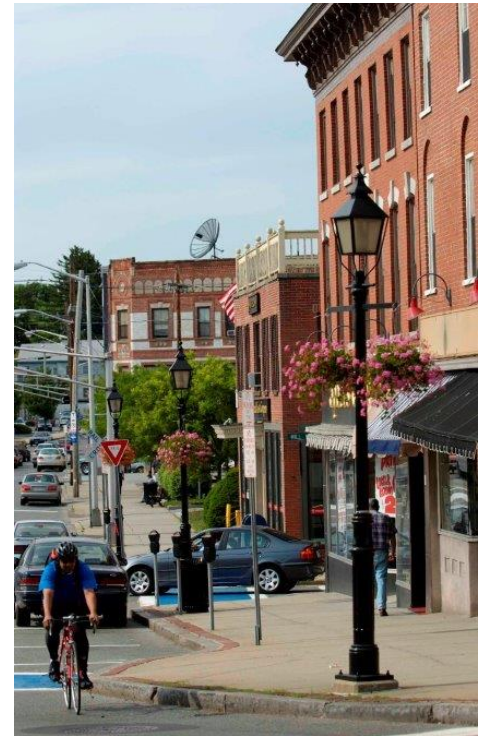
TRANSPORTATION



54,133 at Route 114
20,666 at Peabody Sq
Logan Airport - 15.8 mi

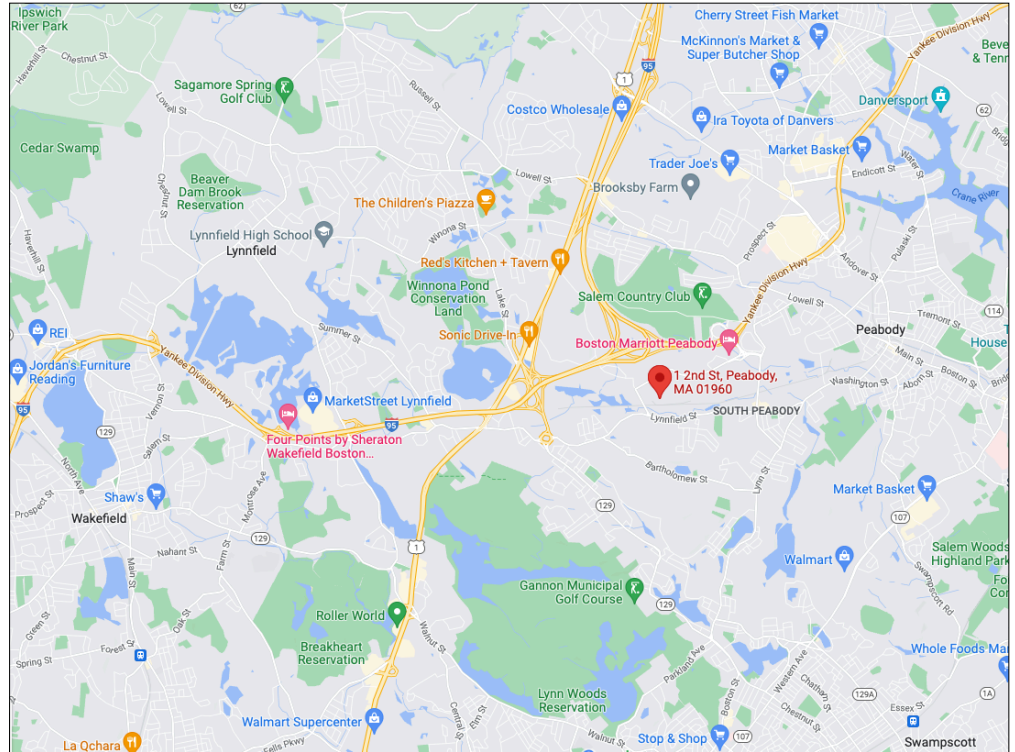
Peabody is a city in Essex County, Massachusetts with a population of 54,481 (2020). Peabody is located in the North Shore region of Massachusetts, and is known for its rich industrial history. The area was settled as part of Salem in 1626. In 1752, the area was set off from Salem, and incorporated as a district of Danvers. In 1855, the community broke away from Danvers, and was incorporated as the independent town of South Danvers.

The name was changed to Peabody in 1868, in honor of George Peabody, noted philanthropist born in present-day Peabody, widely regarded as the "father of modern philanthropy". Peabody was granted city status in 1916.



Peabody started off as a farming community, but its rivers and streams attracted mills which operated by water power. In particular, Peabody was a major center of New England's leather industry, which attracted immigrants from all around the world. The tanneries that lined Peabody's "Ottoman Street" remained a linchpin of the city's economy into the second half of the 20th century. The tanneries have since closed or been relocated elsewhere, but the city remains known locally as the Leather City or Tanner City.

Industrial Park District (IP)

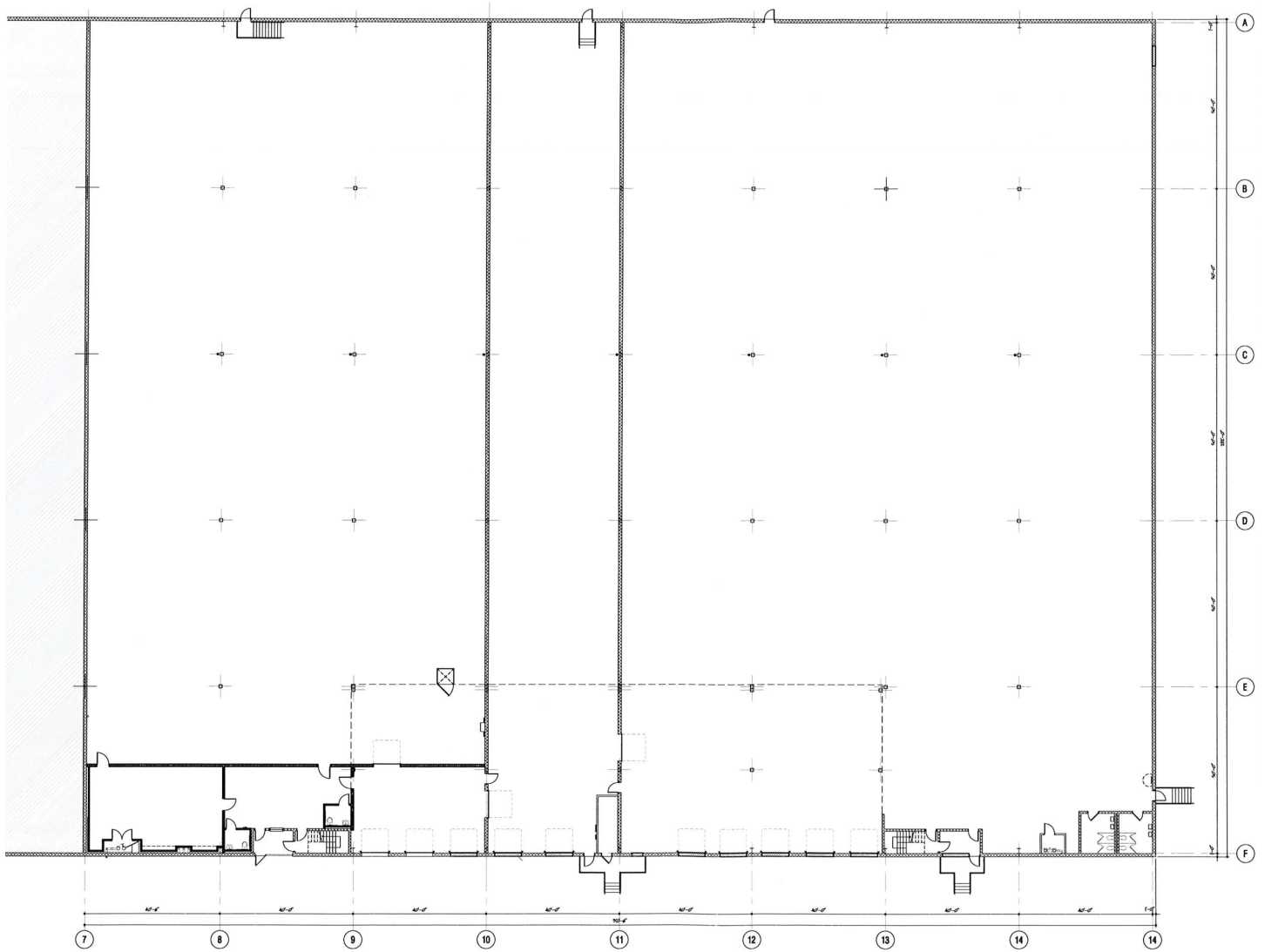


The Industrial Park District (IP) was designed to provide for a large area where uses requiring the manufacture, assembly, processing or handling of materials can locate, along with related office facilities such as Doctors, Engineers, Health Club, Food Processing, Warehouse, Wholesaling, R&D, Manufacturing, Storage.

About the location:

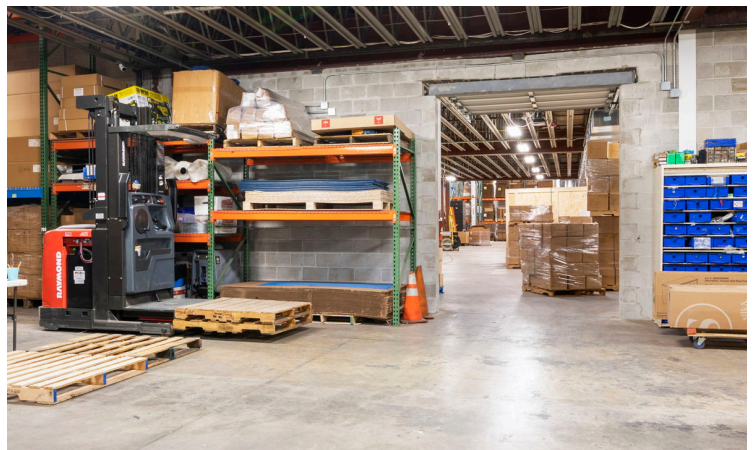
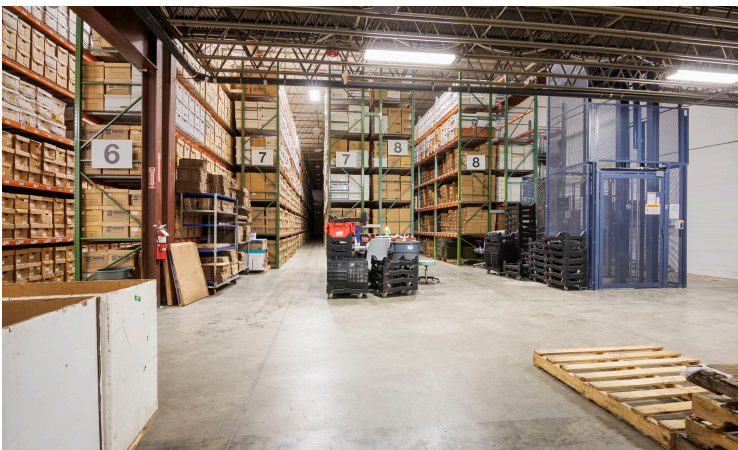
The Subject Property is located in Centennial Park in Peabody, a 307-acre business park with incredible highway access directly off exit 28 at the junction of Route 128 and I-95, and just a mile from Route 1. Centennial Park is where first-class office users work side-by-side with R&D, technology, manufacturing, and healthcare professionals.

FLOOR PLAN



MAIN FLOOR PLAN
SCALE: 3/8"=1'-0"

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The Mega Group

Commercial Real Estate

The Mega Group, based in Danvers, MA has been providing commercial real estate brokerage services since 1997. Our areas of discipline include commercial & investment sales, retail & office leasing, real estate development and property management. Covering greater metropolitan Boston Massachusetts, coastal New Hampshire & southern Maine.

The Mega Group offers a wide range of services, which include:

- Retail Properties
- Multi-Family Investment Properties
- Investment Portfolios
- Apartment Communities
- Manufacturing & Warehouse Facilities
- Hospitality - Hotels & Inns
- Real Estate Development
- Retail Pad Sites
- NNN Ground Leased Properties
- Business Brokerage Services
- 1031 Tax Deferred Exchanges (26 U.S.C. § 1031)



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