

# INDUSTRIAL GARAGE SPACE FOR LEASE

11R Putnam Street, Danvers MA 01923

**Former location of MacDonald Electric, Danvers since 1988**

Three (3) 10X10 Drive-In doors with private offices and bathrooms



## PROPERTY FEATURES

<b>Location</b>	Downtown / Highway Access
<b>Zoning</b>	Industrial (by permit)
<b>Space Available</b>	1,740 +/- SF
<b>Space Condition</b>	Shell
<b>Clear Height</b>	11'
<b>Clear Span</b>	Throughout
<b>Sprinklers</b>	n/a
<b>Docks / Doors</b>	Three (3) 10' x 10' Rollup Drive-In Bays
<b>Lease Type</b>	NNN
<b>Allowed Uses</b>	Trade Shop, Storage, Warehouse, Distribution, Microbrewery



**The Mega Group**  
Commercial Real Estate

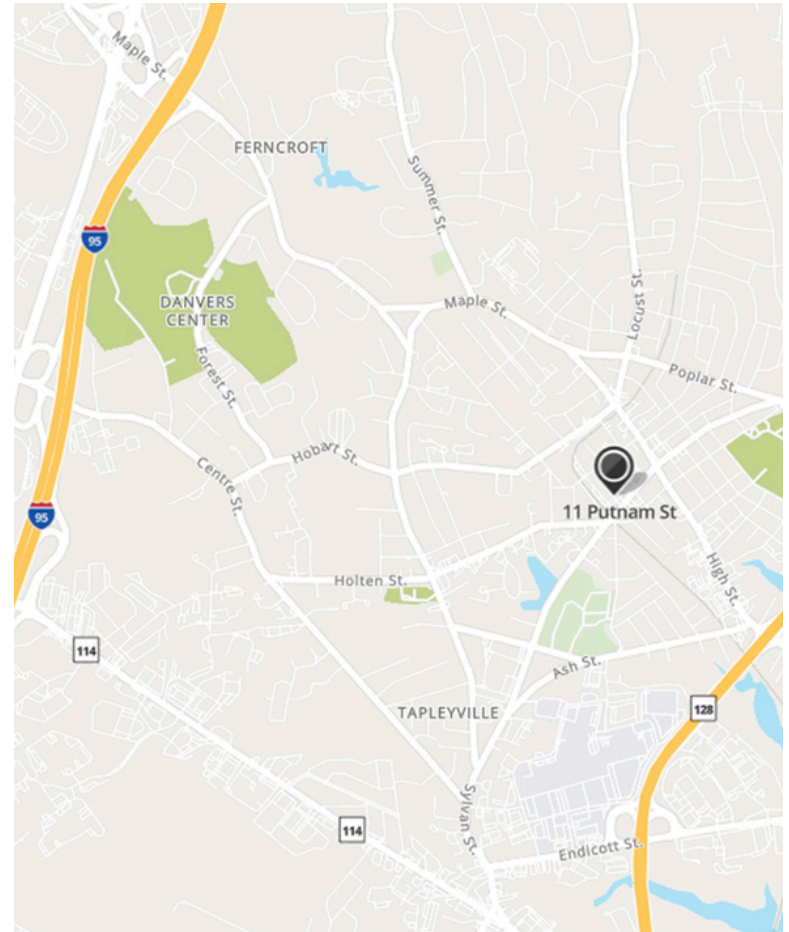
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The Mega Group is pleased to make available 11R Putnam Street in Danvers MA. The premises is Unit 1 of this two-unit Industrial style building, about 1,740 square feet in size plus an unmeasured mezzanine. You will have three (3) 10X10 drive-in doors that take you into clean ground level space about 58-feet wide by about 30-feet deep that includes office space off to the right accessible by private entrance with an in-unit bathroom.

11R Putnam Street is an Industrial garage type building uniquely situated just off Elm Street in downtown Danvers Square. Its central proximity to Routes 95/1 to the west and Route 128 to the east is complimented by quick access to the Liberty Tree Mall and Route 114. The subject property in total is 2,160 square feet of ground level space that takes you back about 30-feet deep, with mezzanine above one of the two units. There are four (4) total 10X10 drive-in doors, three (3) in Unit 1 with office space and one (1) in Unit 2. The tenant in Unit 1 takes care of the water bill and snow plowing as part of their NNN lease. The tenant in Unit 2 is on a NN basis. Both tenants have their pro rata share of taxes and insurance.

Three (3) 10X10 drive-in bays plus office and in-unit bathroom for \$3,190 per month on a NNN basis.



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