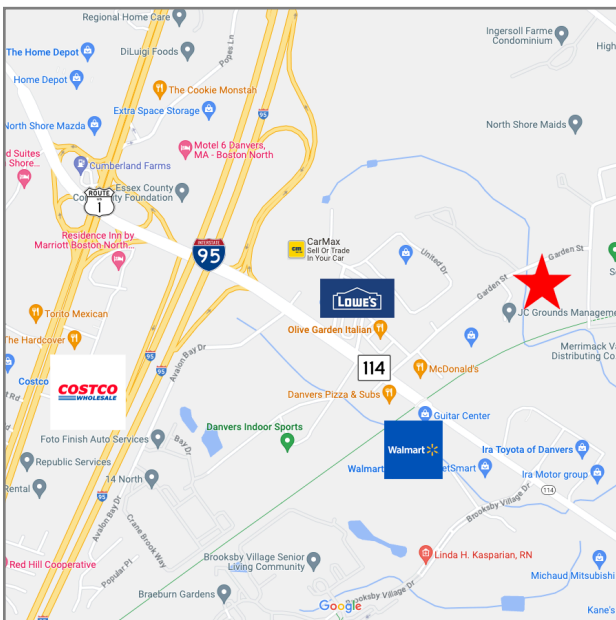


# INDUSTRIAL BUILDING w DRIVE-IN DOORS AVAILABLE

12 GARDEN STREET, DANVERS MA 01923



The Mega Group is pleased to make available this single-tenant Industrial opportunity just off Route 114 in Danvers MA, with quick access to Routes 128, 1 & 95. The Subject Property is about 98' long by 60' wide, or 5,880 +/- square feet with two (2) 8' x 8' drive-in doors currently 8' clear height to about 10' inside the trusses. Cinder Block construction on slab having been built around 1975, parking on-site, and situated on 40,395 +/- square feet of land.

**DISCLOSURE** Subject to errors, omissions, prior sale or withdrawal from the market. Broker cannot guarantee utilities to be completely separate and makes no warranty or representation, expressed or implied, as to the accuracy of the information contained herein. Brian D'Apice & Associates LLC (d/b/a The Mega Group) is a Massachusetts Limited Liability Corporation. MA License #422172.



**The Mega Group - Commercial Real Estate**  
7 Federal Street, Suite 15 • Danvers, MA 01923  
(978)762-9771  
[www.TheMegaGroup.net](http://www.TheMegaGroup.net)

<b>Property Address</b>	12 Garden Street Danvers, MA 01923
<b>Access</b>	Route 114
<b>Zoning</b>	RT114-A (Route 114, Zone A)
<b>Land Area</b>	40,395 +/- SF (.93 acres)
<b>Parking</b>	On-site
<b>Current Use</b>	Industrial - Light Manufacturing
<b>Uses</b>	Athletic / Physical Training, Professional Office, Retail, Repair Service, Warehouse, Self-Storage, Dog Daycare, Assembly / Processing, Light Manufacturing



## DEMOGRAPHICS - IN DRIVE TIMES

### POPULATION



1 Mile: 11,786  
3 Miles: 73,164  
5 Miles: 178,713

### AVERAGE INCOME / HH



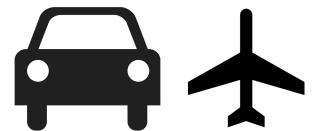
1 Mile: 110,767  
3 Miles: 106,035  
5 Miles: 109,815

### DAYTIME POPULATION



1 Mile: 6,263  
3 Miles: 53,801  
5 Miles: 110,348

### TRANSPORTATION



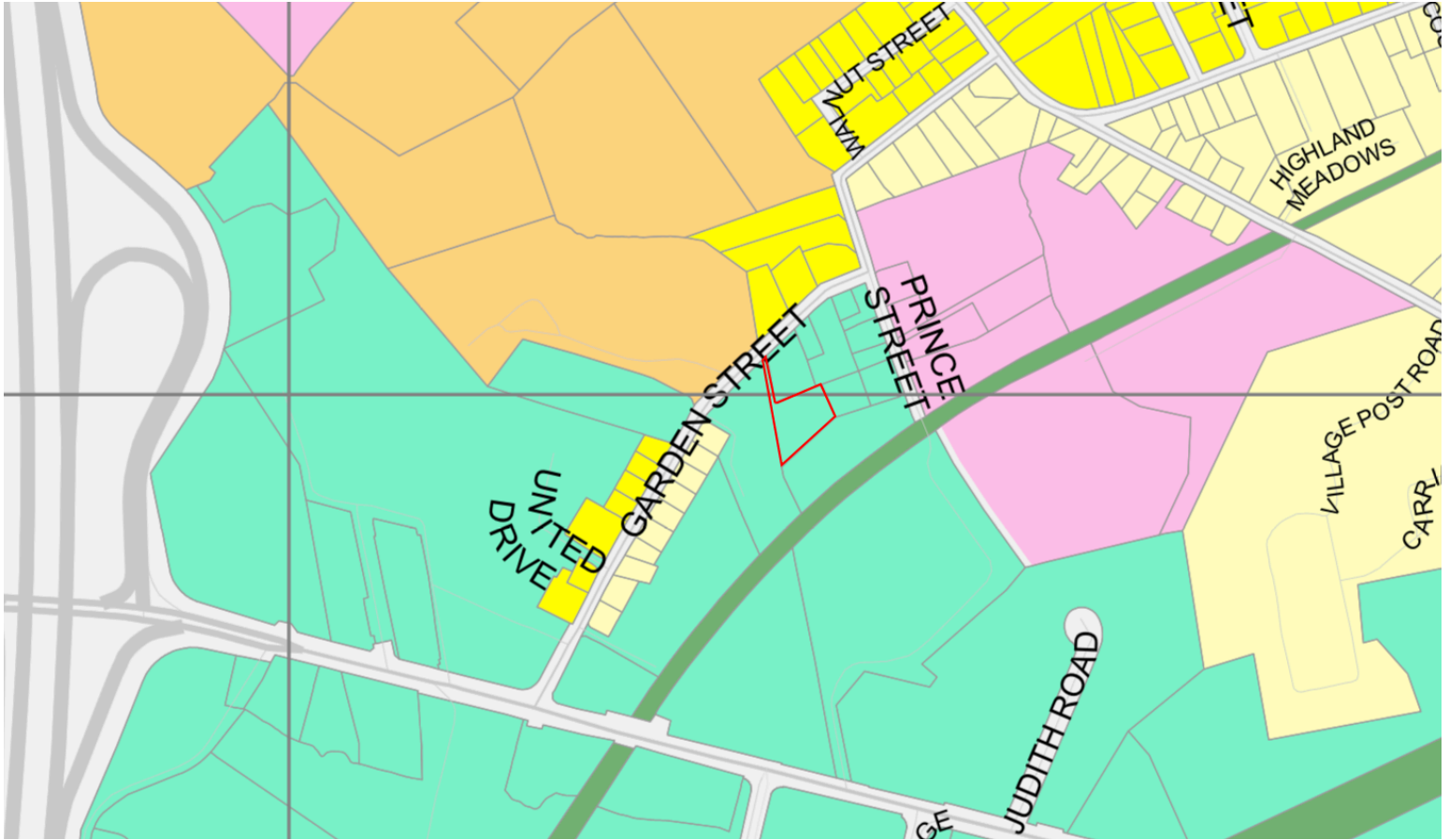
19,802 at Maple & R62  
54,133 at R128  
Logan Airport - 20.2 mi

Danvers is a town in Essex County, is about 14.1 square miles located on the Danvers River near the northeastern coast of Massachusetts. The suburb is a fairly short ride from Boston and is also in close proximity to the renowned beaches of Gloucester and Beverly. Originally known as Salem Village, the town is most widely known for its association with the 1692 Salem witch trials. Danvers is a local center of commerce, hosting many car dealerships and the Liberty Tree Mall.



Danvers is located approximately 17 miles north of Boston, nearly halfway between Boston and the New Hampshire state border. Interstate 95 and Massachusetts Route 128 both pass through the town along with U.S. Route 1, with a large junction with Interstate 95. The main highways are also crossed by Route 35, Route 62 and Route 114, with Routes 35 and 62 intersecting just north of the town center.

The tidal Danvers River flows into the Atlantic Ocean by way of Beverly Harbor and is formed by the confluence of the Porter River, Crane River and Waters River. The Ipswich River also flows along the town's western border.

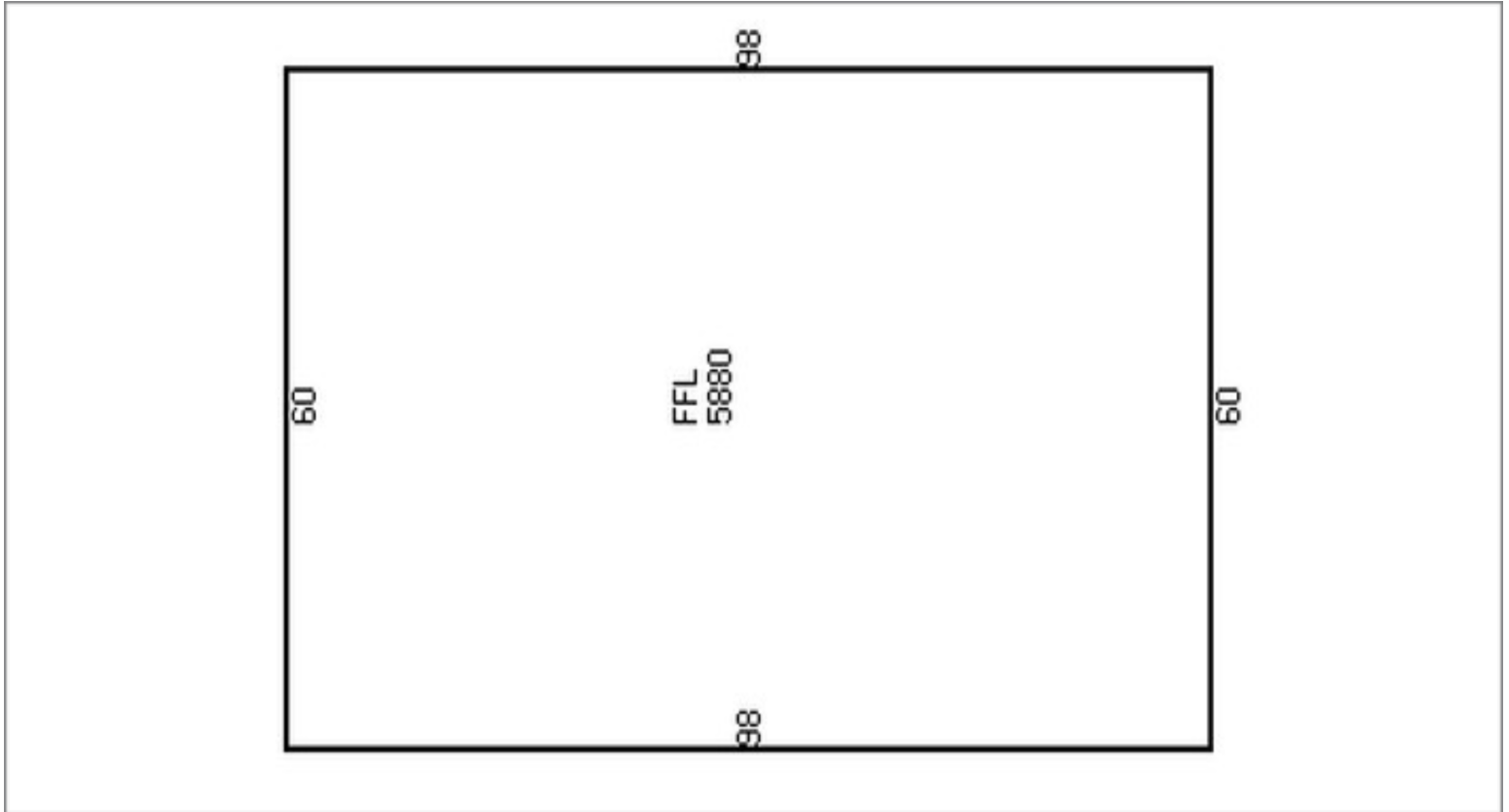


12 Garden Street is within the recently zoned Route 114 Corridor Zone A District.

The purpose of the Route 114 Corridor Zone A is to control and design commercial and industrial development along the Route 114 Corridor in such a manner that encourages sound site planning, enhances the physical appearance of the area, and enhances the economic health of a major commercial and industrial area of Danvers.

To increase the size of the drive-in doors, raising the building height will be necessary. On the effective date of this property listing, the Dimensional Requirements revealed a maximum height of 45 feet.

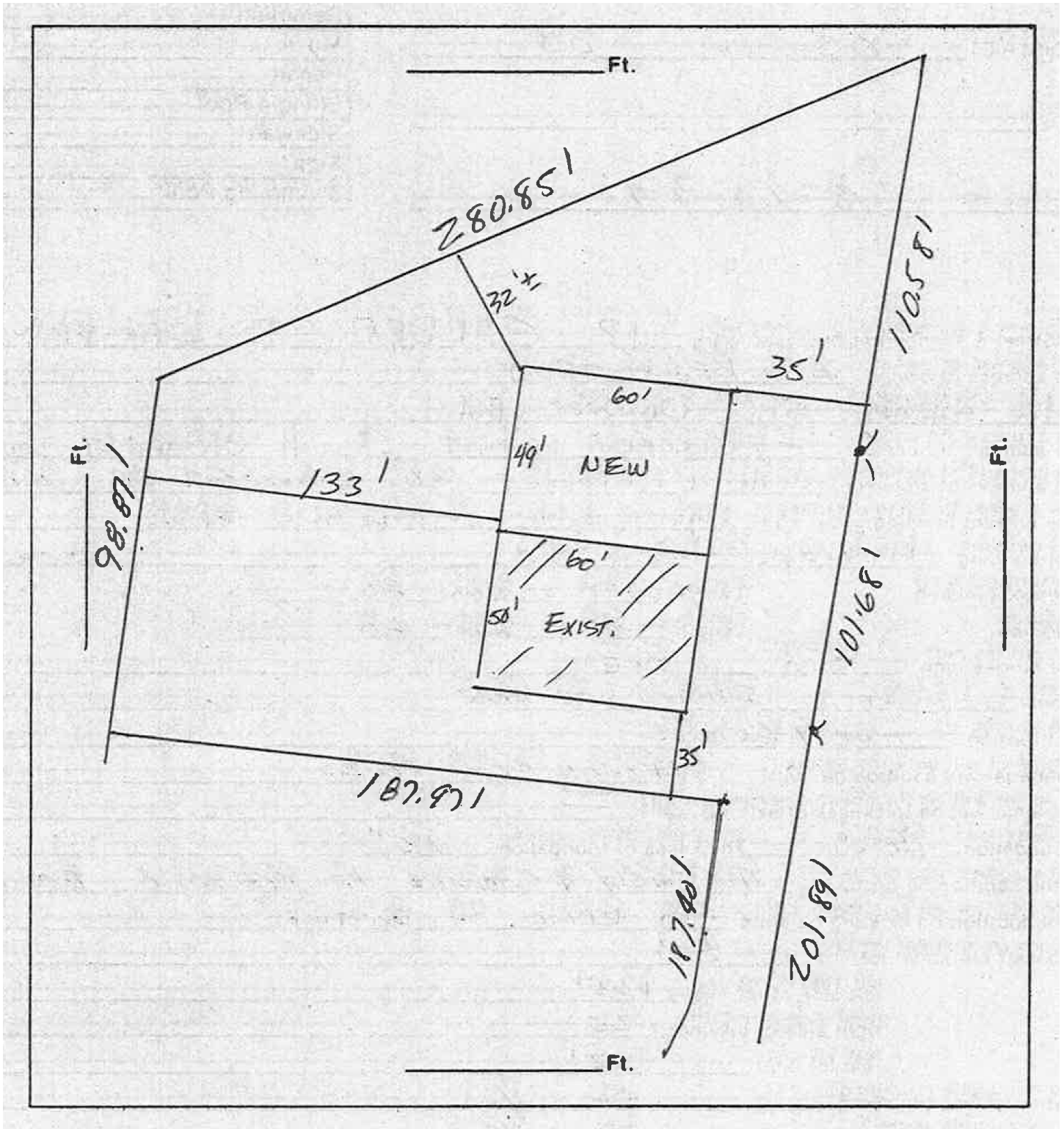
All zoning data referenced is available on the [Property Webpage](#).



PLOT PLAN

Source: building permit, August, 1977

Sketch - not to scale, subject to verification of accuracy









# INDUSTRIAL BUILDING w DRIVE-IN DOORS

12 Garden Street, Danvers MA





# 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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