

INDUSTRIAL SPACE

14 Birch Road, Route 114, Middleton MA 01949

FOR LEASE



The Mega Group is pleased to offer 14 Birch Road in Middleton, a two-story Industrial style building featuring about 16 +/- height on each level of warehouse / light manufacturing / indoor sports* type space with common bathrooms. The second floor is accessible by elevator or stairs and features a freight elevator.

Available for occupancy is 5,876 +/- square feet of space on the first floor featuring both drive-in and dock delivery door access.

* = Some proposed uses may require a permit through the Town of Middleton.

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LIGHT INDUSTRIAL / MANUFACTURING SPACE

Route 114, Middleton MA 01949

Property Address	14 Birch Road Middleton, MA 01949
Access	Route 114 / Route 62
Zoning	M1 (Light Industrial)
Land Area	60,548 +/- SF (1.39 acres)
Frontage	243 +/- feet
Parking	34 +/- spaces on-site
Current Use	Manufacturing / Industrial
Allowed Uses	Manufacturing, Light Industrial, Indoor Sports*, Machine Shop, Woodworking, R&D*



DEMOGRAPHICS - IN DRIVE TIMES

POPULATION



1 Mile: 3,260
3 Miles: 37,238
5 Miles: 96,550

AVERAGE INCOME / HH



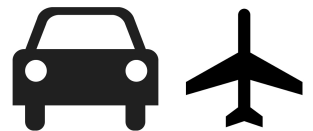
1 Mile: 143,777
3 Miles: 131,035
5 Miles: 134,812

DAYTIME POPULATION



1 Mile: 2,163
3 Miles: 19,561
5 Miles: 54,305

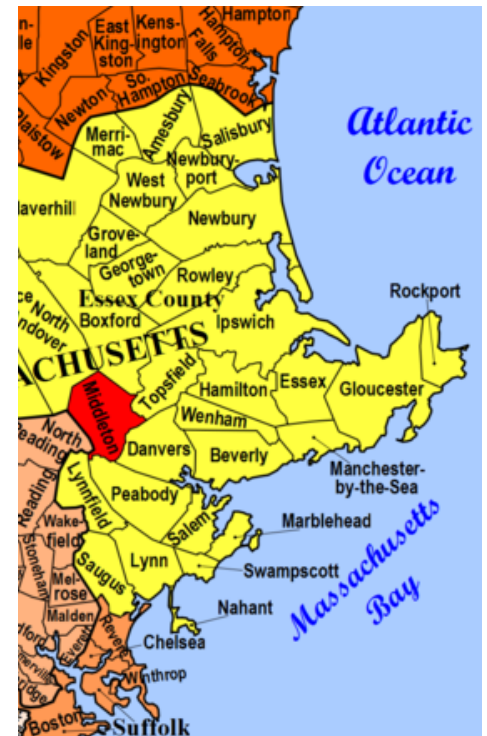
TRANSPORTATION



31,409 at Ipswich River
30,321 at Maple
Logan Airport - 18.0 mi

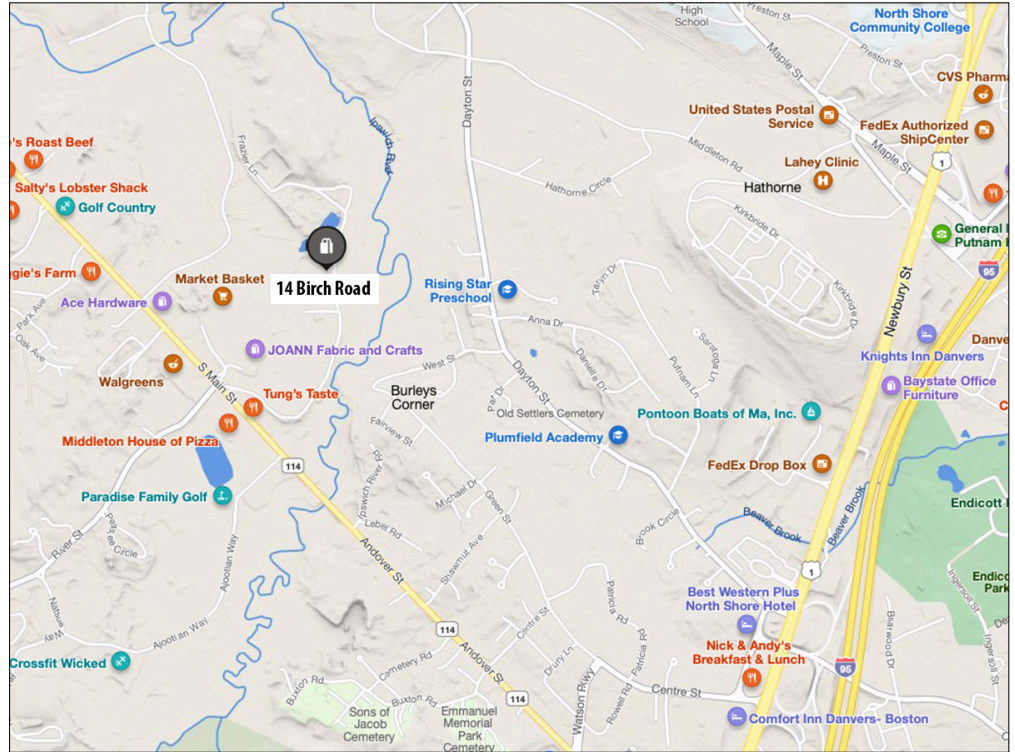
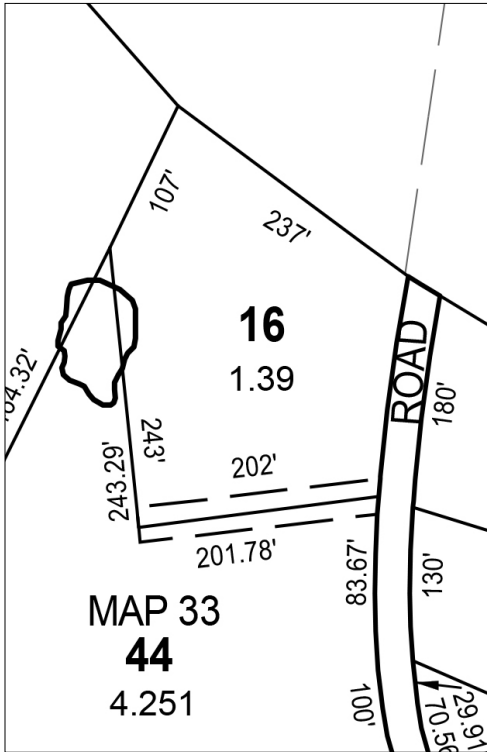
Middleton was first settled in 1659, and was officially incorporated in 1728. Prior to 1728 it was considered a part of Salem, and contains territory previously within the limits of Andover, Boxford, and Topsfield. The name Middleton is derived from its location midway between the important early settlements of Salem and Andover. It was first settled by Bray Wilkins, for who the subject property is named.

Middleton is one of the fastest-growing towns in the Commonwealth, and the fastest on the North Shore. It is regionally grouped with Salem, Danvers, and Beverly, but also occasionally Topsfield and Boxford, as these three towns are a tri-town and Masconomet Regional School District.



Middleton lies just west of Interstate 95, with parts of the highway passing through the town. There are two exits off the highway which both provide access to the town. Route 114, which follows the path of the old "Essex Turnpike", passes through the center of town, and is crossed there by Route 62, which merges with Route 114 for a 0.2 mile stretch.

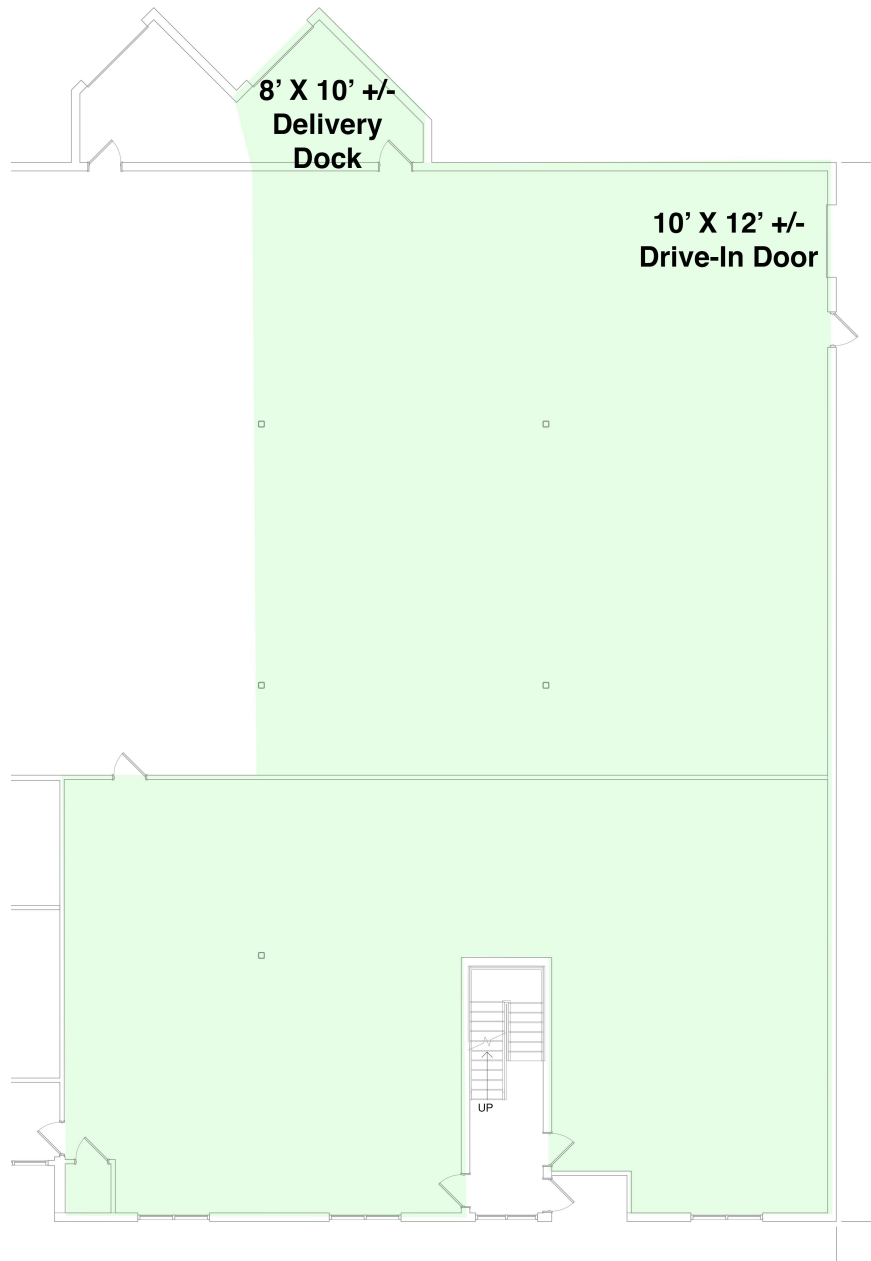
Manufacturing District - Light Industrial (M1)



The M1 Zoning District (Manufacturing - Light Industrial) was designed to promote Light Industrial uses such as Agricultural, Produce & Dairy, Farming, Industrial, Light Manufacturing, Machine Shop, Woodworking / Furniture Manufacturing, and other Industrial type uses. There is a myriad of uses allowed by permit such as Indoor Sports, Research & Development, Child Care, Veterinary / Kennel, and others.



FIRST FLOOR RIGHT

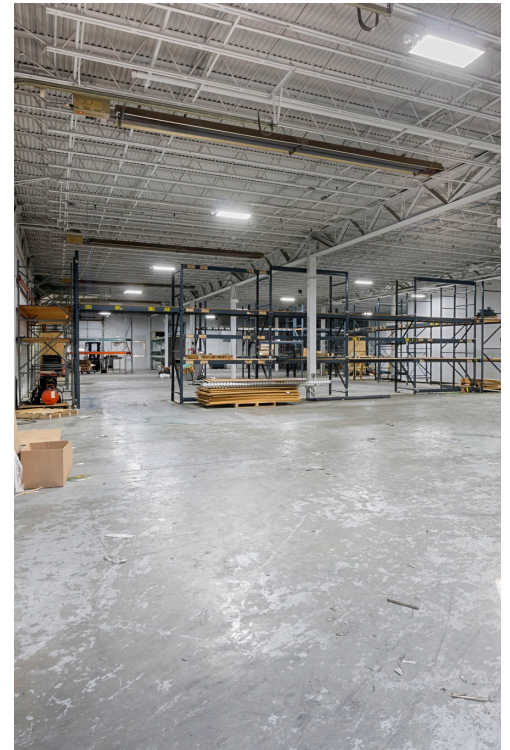


First Floor Right area is 5,876 +/- square feet of Industrial type space with 13 +/- feet clear height to the load carrying beam and 16 +/- feet to ceiling, one (1) 8x10 delivery dock door and one (1) 10x12 tall drive-in door. The floorpan is about 100' floor area in depth by 73' wide in the front portion and 54' wide in the rear portion. The span between load-carrying beams is about 27' in width and 25' in depth. Bathrooms are common.

FIRST FLOOR RIGHT



FIRST FLOOR RIGHT



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14 Birch Road is just off Route 114, next to Market Basket and across the street from Starbucks & Walgreens and just under 3 miles from the Interstate 95 / Route 1 interchanges.

AREA RETAILERS:





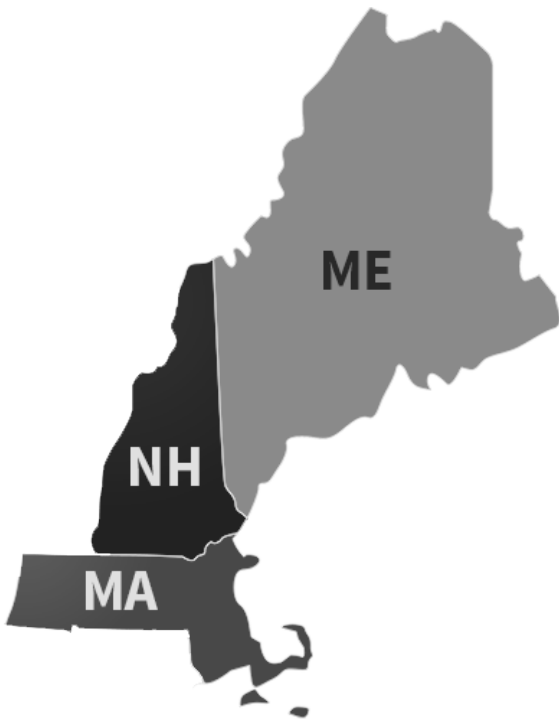
The Mega Group

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, hotels & other hospitality investments, retail and industrial leasing, real estate development and property management. Our services expand through greater metropolitan Boston Massachusetts, seacoast of New Hampshire, and 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 Investments
- 1031 Tax Deferred Exchanges (26 U.S.C. § 1031)



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