

INDUSTRIAL BUILDING - 7 DRIVE-IN DOORS

97 Park Street, Beverly MA 01915

FOR SALE



The Mega Group is pleased to make available 97 Park Street in Beverly, a 12,379 +/- square foot Industrial style building with off-street parking for eighteen (18) vehicles. The Premises consists of seven (7) drive-in doors in four (4) bays featuring 10 foot tall rollup doors and between 10 & 11 feet of clear height on the ground level. There is substantial office space above, three (3) private offices and reception area and an enormous employee lounge / break area with additional storage space above and in the mezzanine area about the second bay. The IG District allows for 35 feet of height, providing substantial value-add to the developer, investor or owner occupant.

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The Mega Group
Commercial Real Estate

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Property Address	97 Park Street Beverly, MA 01915
Access	Route 1A / Route 62
Zoning	IG (General Industrial)
Area	12,379 +/- SF
Frontage	173 +/- feet
Parking	18 +/- spaces on-site
Current Use	Auto Body Repair
Allowed Uses	Medical, Brewery, Maker Space, Manufacturing, R&D, Printing, Warehouse, Storage, General Industrial



DEMOGRAPHICS - IN DRIVE TIMES

POPULATION



1 Mile: 19,577
3 Miles: 89,175
5 Miles: 179,923

AVERAGE INCOME / HH



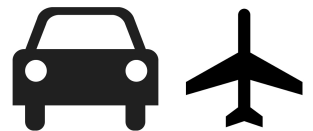
1 Mile: 97,066
3 Miles: 100,950
5 Miles: 113,329

DAYTIME POPULATION



1 Mile: 17,157
3 Miles: 61,742
5 Miles: 107,422

TRANSPORTATION



23,633 at Route 62
26,085 at Route 1A
Logan Airport - 17.0 mi

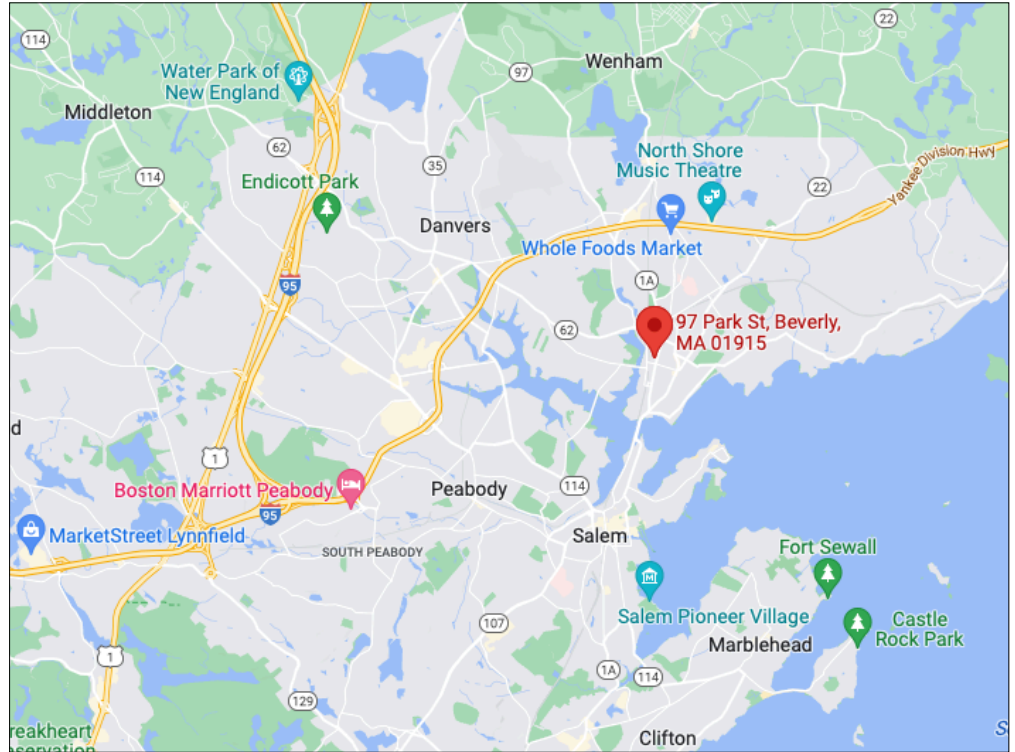
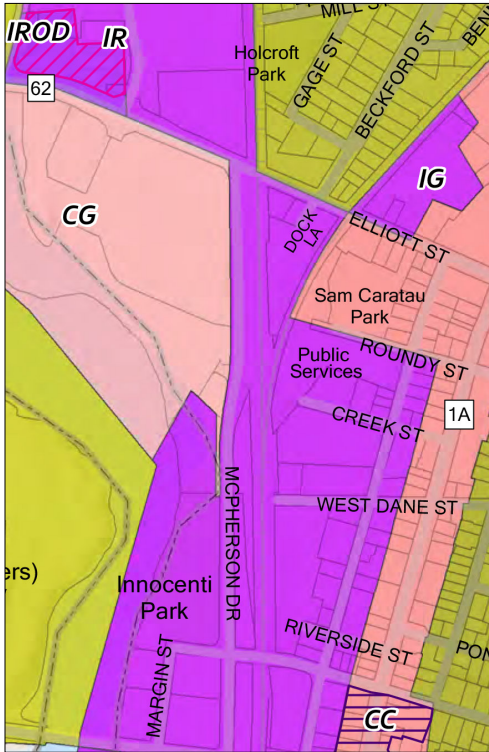
Beverly is a city in Essex County and a suburb of Boston Massachusetts, a resort, residential, and manufacturing community on Boston's North Shore and rival of Marblehead for the title of being the "birthplace of the U.S. Navy". Beverly includes the areas of Ryal Side, North Beverly, Montserrat, Beverly Farms & Prides Crossing and is largely a transit-oriented community with five commuter rail stops within a 30-minute ride to Boston, Beverly Airport, and boasts about eight beaches from the Danvers River through Beverly Harbor up the coastline to Manchester by-the Sea.

In addition its thriving historic downtown area, the many local eateries are supported by its patrons of venues such as The Cabot and Larcom Theatre; other prominent destinations around the community are Endicott College, Landmark School and Cummings Center.



Route 128 is the chief circumferential highway of the Boston area, which crosses through Beverly and connects the city to Interstate 95 and U.S. Route 1 (Peabody). State Route 1A passes through the heart of downtown Beverly, as does Route 22, Route 62, Route 97, and Route 127. Beverly Depot is the site of the split between the separate lines of the Newburyport / Rockport Line of the MBTA Commuter Rail.

GENERAL INDUSTRIAL DISTRICT (IG)



The IG General Industrial District is established to provide principally for general industrial, research, and office use. General Industrial uses defined including manufacturing, assembly, processing, packaging, or other industrial operation; Breweries, distilleries, wineries; Maker space; Medical; Research & Development; Printing; Warehousing and Storage. Per current zoning, you may re-develop and raise the height to no more than 35-feet.



PARKING

First There are six (6) parking spaces at the entranceway of 97 Park Street and twelve (12) additional spaces directly across the street.

REF:
DEED BK. 32045, PG. 13
PLAN #6 OF 1942

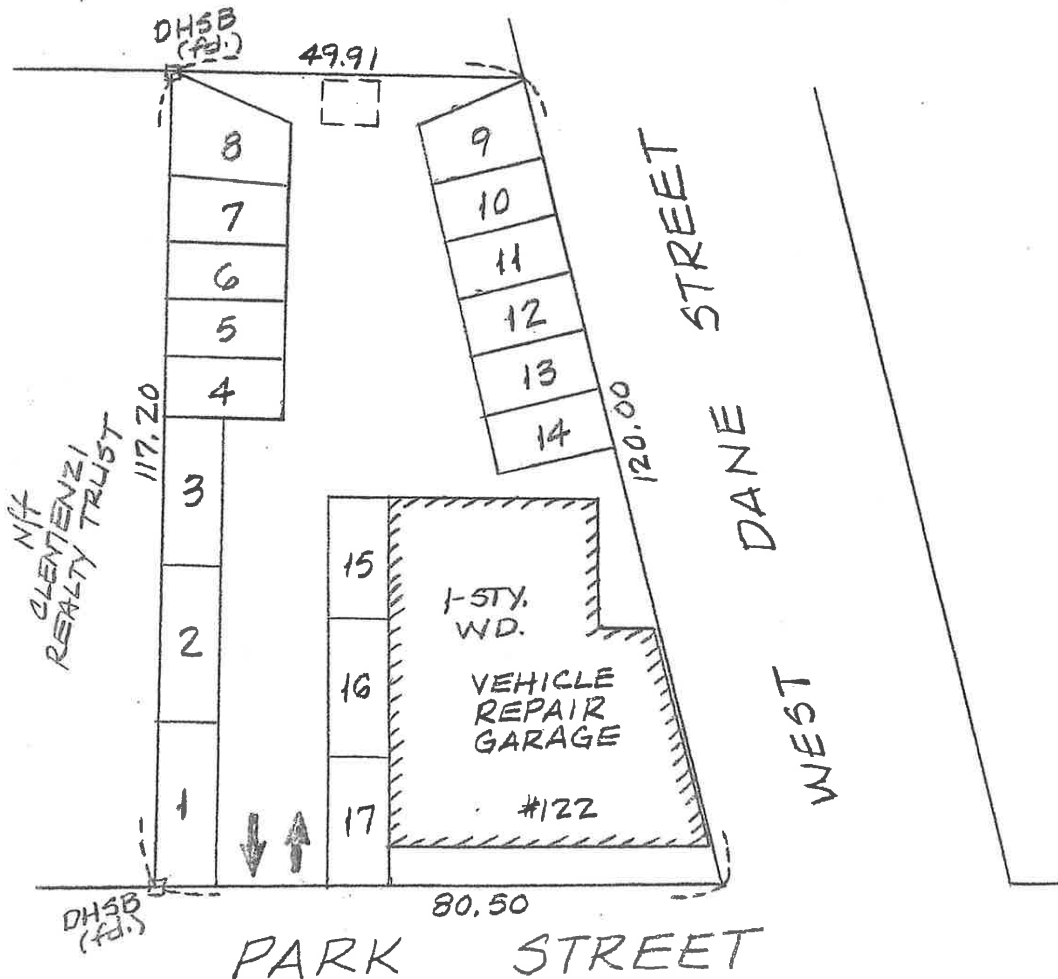


PLAN SHOWING
PARKING SPACES
ON PROPERTY AT
#122 PARK STREET
BEVERLY, MA.

SCALE: 1"=20' APR. 7, 2014

BAY STATE SUR. ASSOCS. INC.
100 CLINTINGS CTR., BEV., MA.

N/F
ANGELO CLEMENZI
REV. TRUST



INTERIOR DETAILS

First bay is 65 +/- feet deep by 54 +/- feet wide. 10x10 drive in door to about 10-feet of height. Sprinklered. Rear storage room and private office and common bathroom in the front.

Second bay is 44 +/- feet deep by 24 +/- feet wide. 8x10 drive in door to about 10 feet of height. Full loft mezzanine level above is an additional 10 +/- feet of height. Modine heat by gas. Sprinklered.

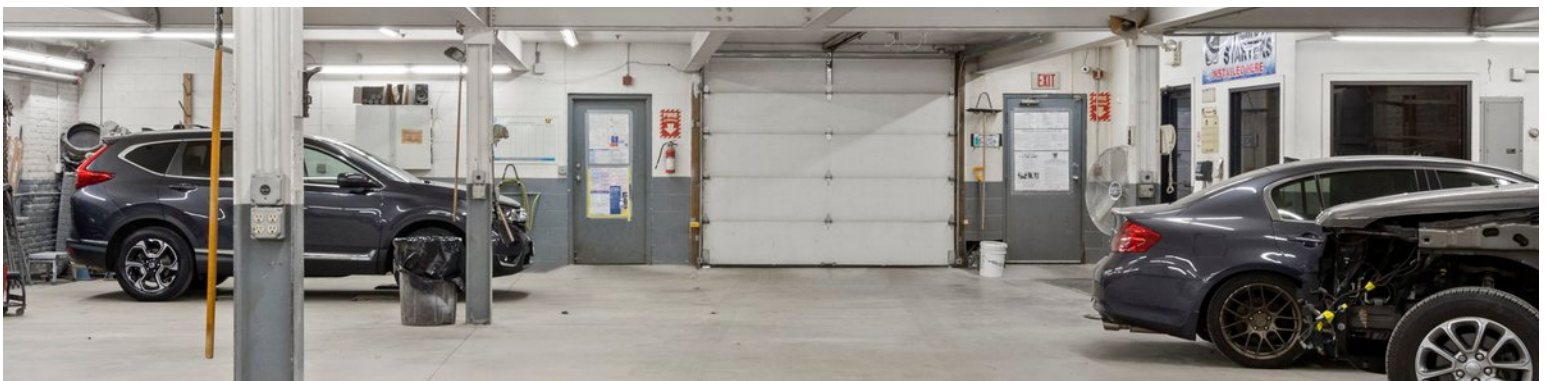
Third bay is 48 +/- feet deep by 29 +/- feet wide. Two 8x11 drive in doors to 8.5 +/- feet of height. Modine heat by gas.

Fourth bay is 37 +/- feet deep by 38 +/- feet wide. Two 10x10 drive in doors to about 11 feet of height. Modine heat by gas. Additional unheated bay cuts into the space, 23 +/- feet deep by 13 +/- feet wide. One 8x9 drive in door.

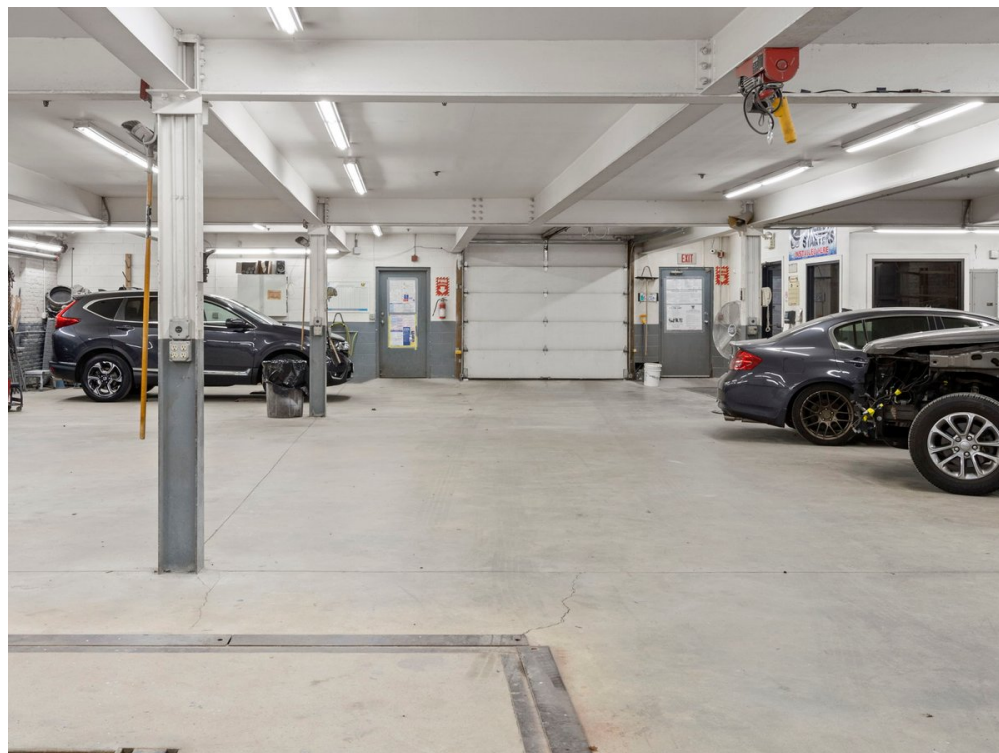
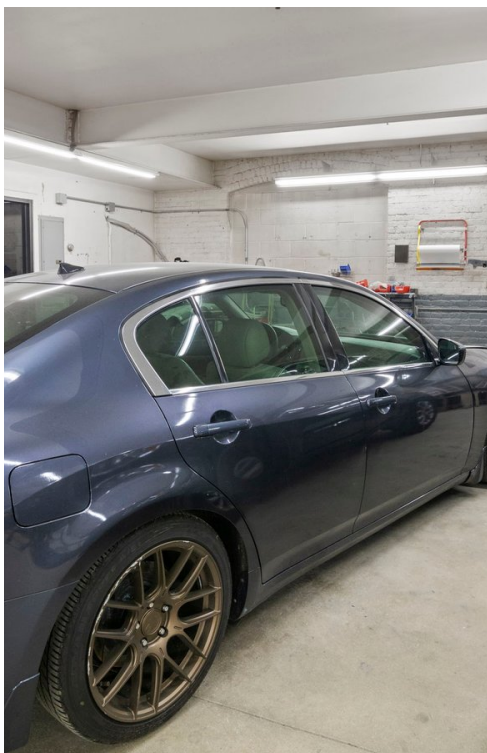
97 Park Street is three stories in total, two over the third bay with three private offices, bathroom and lounge space on the second level and additional storage above. And the fourth bay is one level.

99 Park Street is two stories in total, earlier depicted as the second bay.

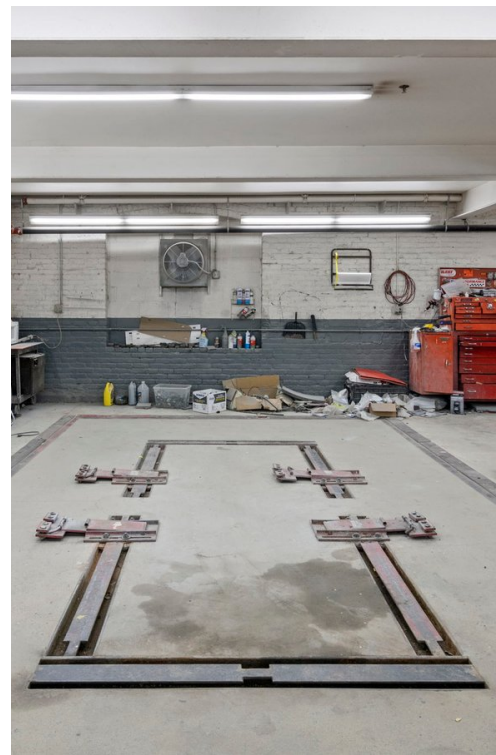
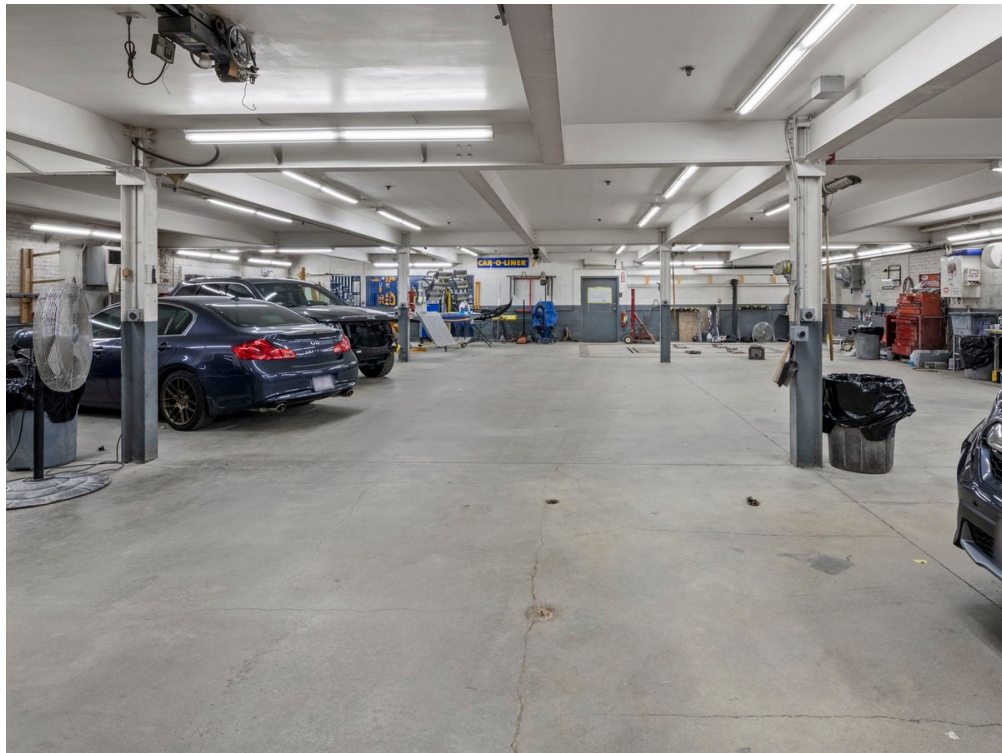
101 Park Street is a single-level condominium set back from the first parking lot. The second parking lot is directly across the street. Seventeen total parking spaces.



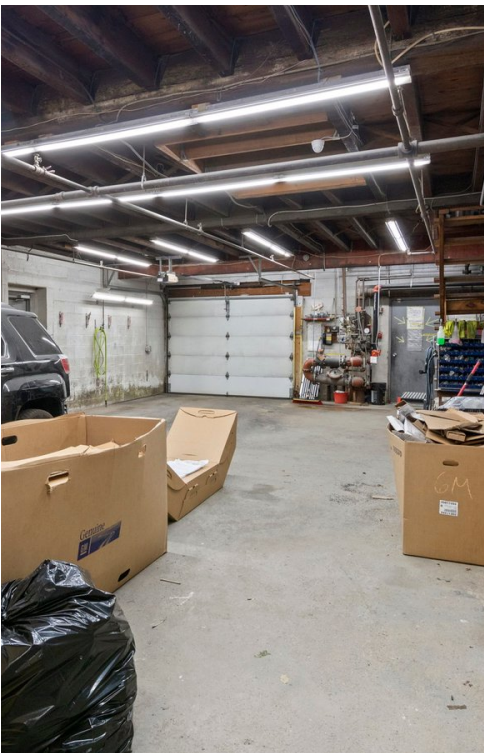
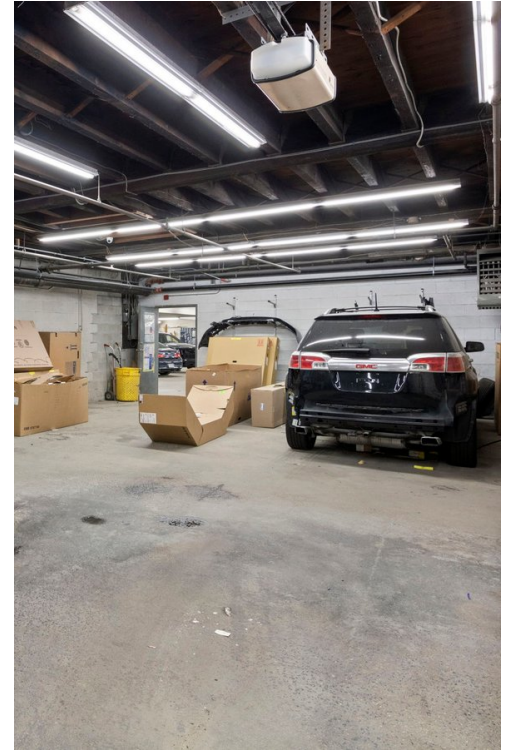
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



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97 Park Street is about a quarter mile from Beverly Depot and one block from Route 1A (Rantoul Street) where CVS & Walgreens intersect with Route 62 (Elliott Street). The subject property is just under 3 miles from Route 128.





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 investment & commercial sales, hotels & other hospitality investments, retail & industrial 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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