

# BEVERLY INDUSTRIAL PARK

54 W Dane & 116-118 Park Street, Beverly MA 01915

# FOR LEASE



The Mega Group is pleased to make available for lease space in the Beverly Industrial Park, located at 54 West Dane Street near the Beverly Depot. Units feature a delivery dock, private bathroom and 200 amp electric service that is separately metered and sprinklered.

The Beverly Industrial Park is 20-units of Industrial type space featuring 58,634 +/- rentable square feet of commercial space situated on 112,062 +/- square feet of land with 79 off-street parking spaces. The property was built in 1972 and is centrally located adjacent to the Britton Industrial Park, just off Route 62, about 3-miles from Route 128 N/S.

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<b>Property Address</b>	54 W Dane & 116-118 Park St Beverly, MA 01915
<b>Access</b>	Route 1A / Route 62
<b>Zoning</b>	IG (General Industrial)
<b>Area</b>	112,062 +/- SF
<b>Frontage</b>	173 +/- feet
<b>Parking</b>	79 +/- spaces on-site
<b>Current Use</b>	Industrial
<b>Allowed Uses</b>	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



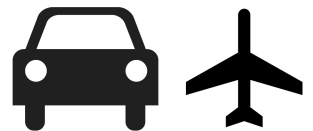
1 Mile: 97,066  
3 Miles: 100,950  
5 Miles: 113,329

### 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

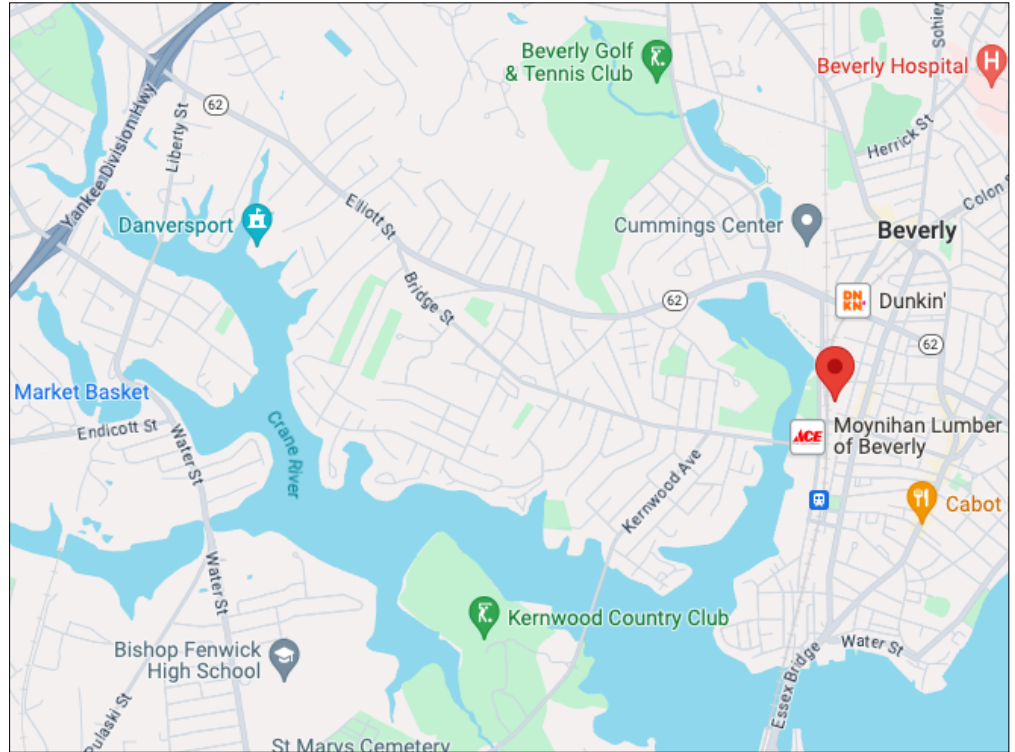
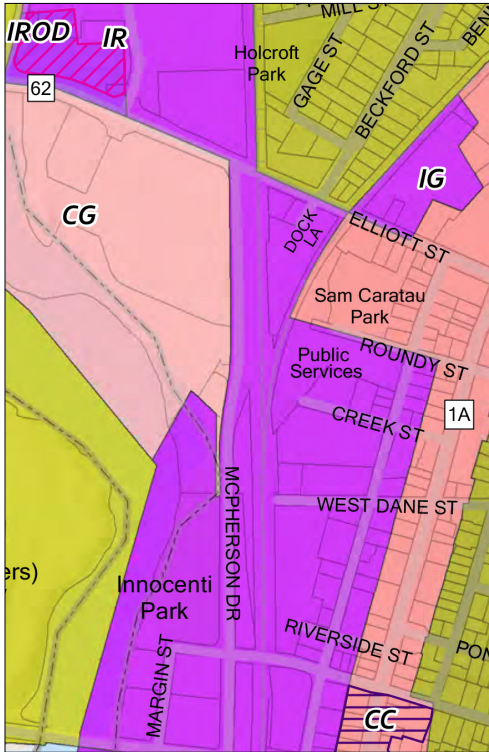
Beverly is a city in Essex County and a suburb of Boston Massachusetts, a resort, residential, and manufacturing community on Boston's North Shore and rival of Marblehead for the title of being the "birthplace of the U.S. Navy". Beverly includes the areas of Ryal Side, North Beverly, Montserrat, Beverly Farms & Prides Crossing and is largely a transit-oriented community with four 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.



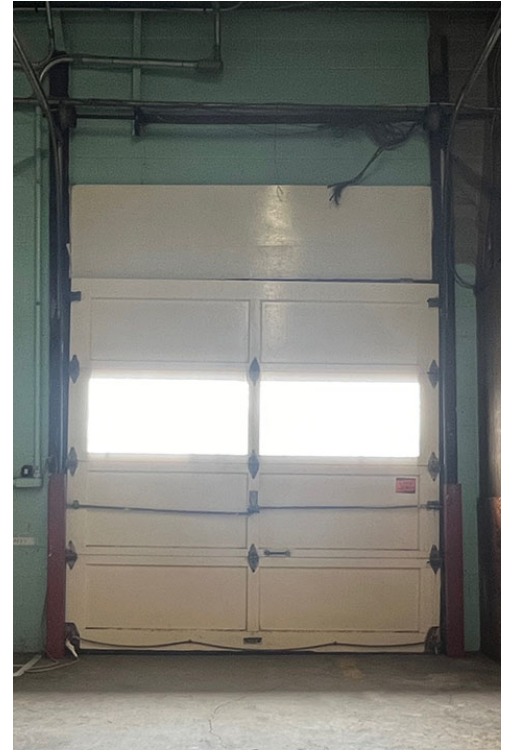


## AVAILABLE SPACE



**UNIT I** is 3,180 +/- square feet in size, clear span and featuring 13+ feet of clear height with office space, private bathroom within the footprint of the unit and parking for four (4) vehicles. The office area consists of five (5) total rooms, three (3) private offices, reception area, break room and a private bathroom with a shower and an additional storage area. Attractive Modified Gross lease terms that includes Taxes, Insurance and CAM in the rent, utilities are separate.





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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.





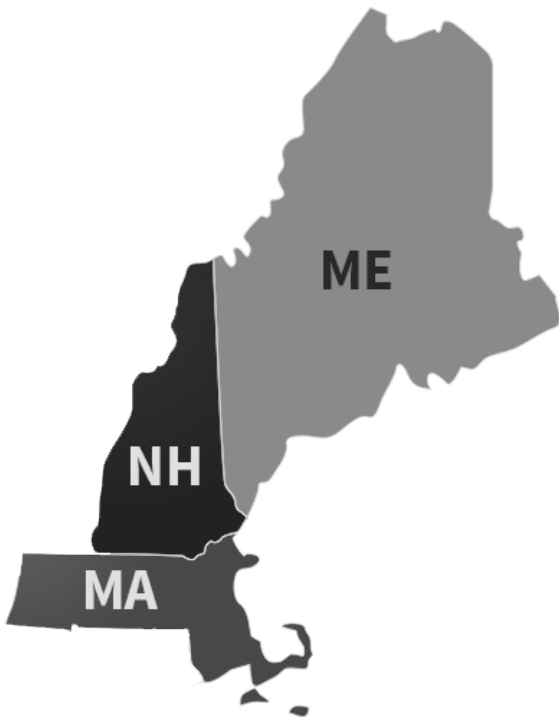
# The Mega Group

## 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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