

# Shetland Park

45 Congress Street, Building 4, Unit 154D, Salem MA 01970

# FOR LEASE

## Warehouse / Storage / Bio-Tech Lab Space

22,364 +/- SF with Loading Dock Access



### PROPERTY FEATURES

<b>Location</b>	Downtown / Waterfront
<b>Zoning</b>	Industrial
<b>Space Available</b>	22,364 +/- SF
<b>Space Condition</b>	Shell
<b>Clear Height</b>	14' & 23' +/- (Saw Tooth)
<b>Clear Span</b>	25' X 25'
<b>Sprinklers</b>	Wet
<b>Docks / Doors</b>	Shared access to four (4) Tailboard Loading Docks
<b>Lease Type</b>	Modified Gross
<b>Allowed Uses</b>	Bio-Tech Lab Space, Storage, Warehouse, Distribution, Manufacturing / Assembly



**The Mega Group**  
Commercial Real Estate

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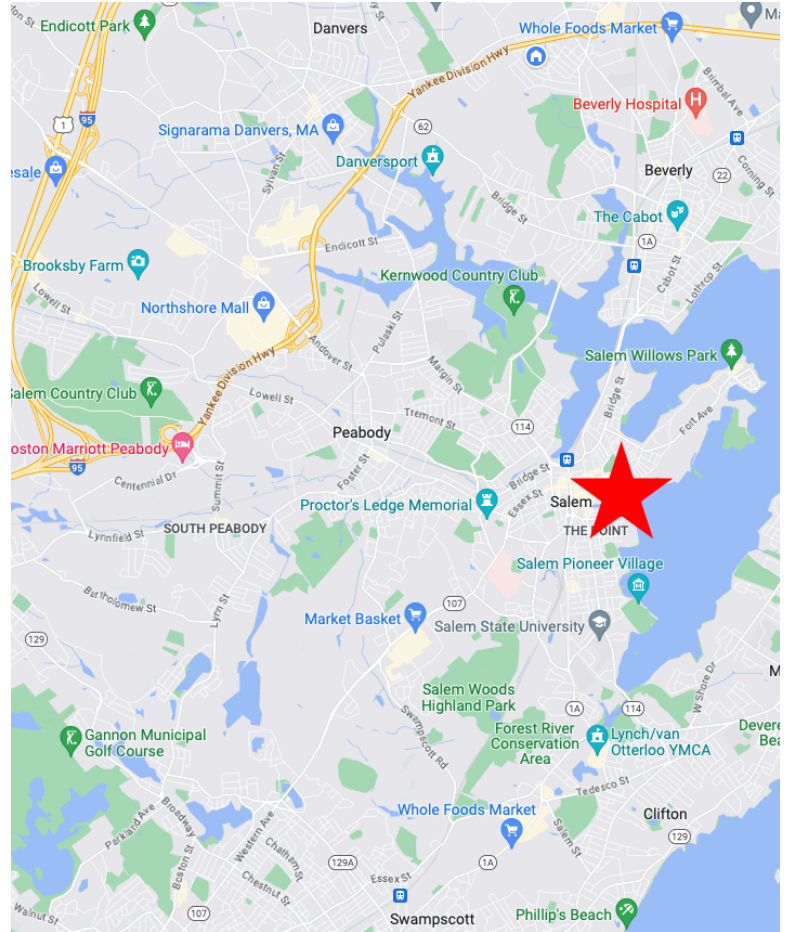
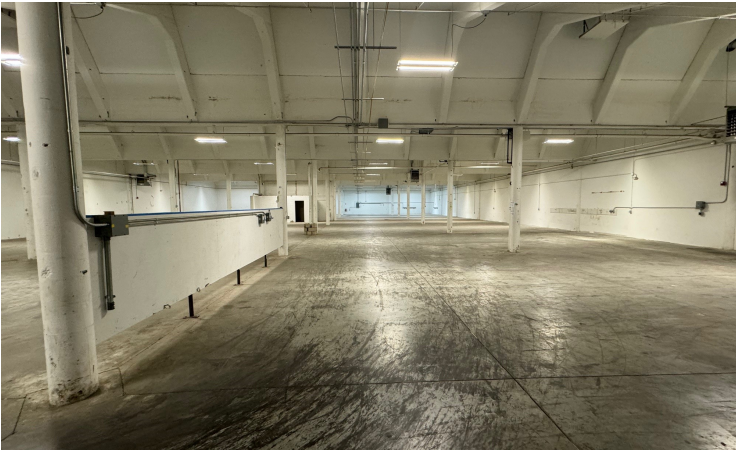
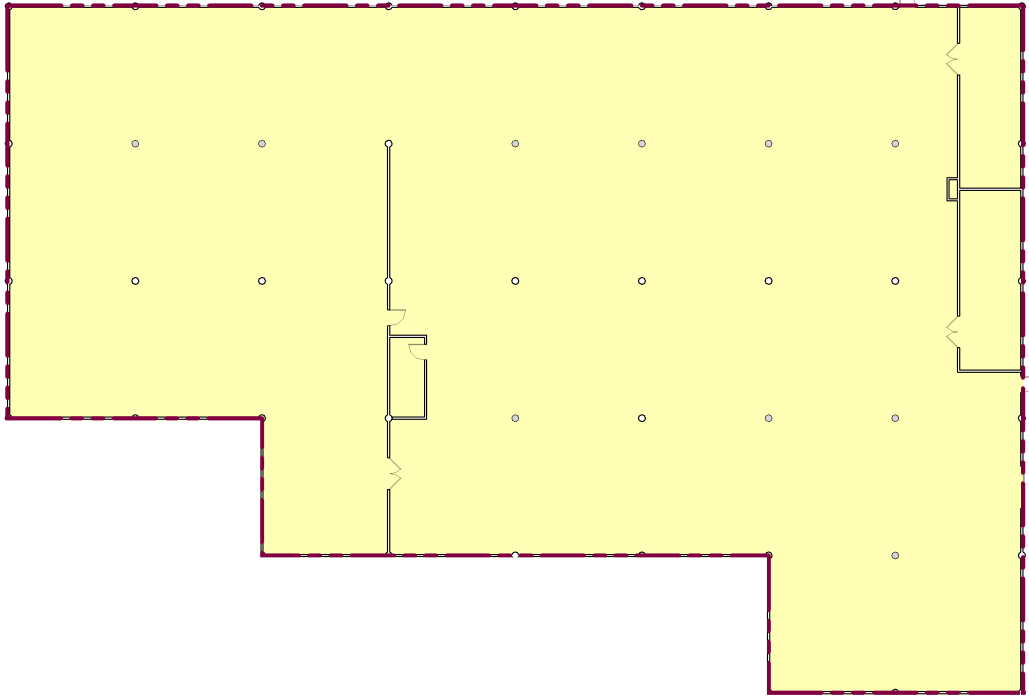
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