



As the exclusive agent Nordlund Associates Inc. presents

For Sale or Lease

13 Popes Lane

Danvers, MA

Permitted, Shovel Ready! 13 Popes Lane presents a unique New Construction opportunity located on Rt.1 North in Danvers, less than a mile from I-95 and Rt.114. Commercial Build to Suit Development on 2 acres, projected development consists of approximately 32,000 RSF with multiple loading positions available.

Conceptual plans designed to accommodate not only a variety of potential uses but also modern business needs. Rare opportunity to lease new construction or acquire permitted site to develop free standing building in this size range. Zoned Highway Corridor (HC), located on the off-ramp of Route 1, convenient to all major highways into Boston and traveling North. Contact Nordlund to discuss leasing options in more detail.

Kevin Olson

kolson@nordlundassociates.com
978-762-0500 x 203

Brian Triglione

btriglione@nordlundassociates.com
978-762-0500 x 205

www.NordlundAssociates.com

199 Rosewood Drive, Suite 150
Danvers, MA 01923
978-762-0500



NORDLUND
ASSOCIATES

About The Property



Features

- New Construction
- Ceilings Heights from 16 ft to 30 ft
- Free Standing situated on 1.98 acre parcel
- Both levels built into grade to maximize shipping receiving
- Totalling approximately 32,000 SF
- Two (2) Oversized Drive in Doors
- Three (3) Loading docks
- Experienced owner and development company
- HC - Zoning district
- Municipal Water & Sewer



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Property Renderings



Kevin Olson

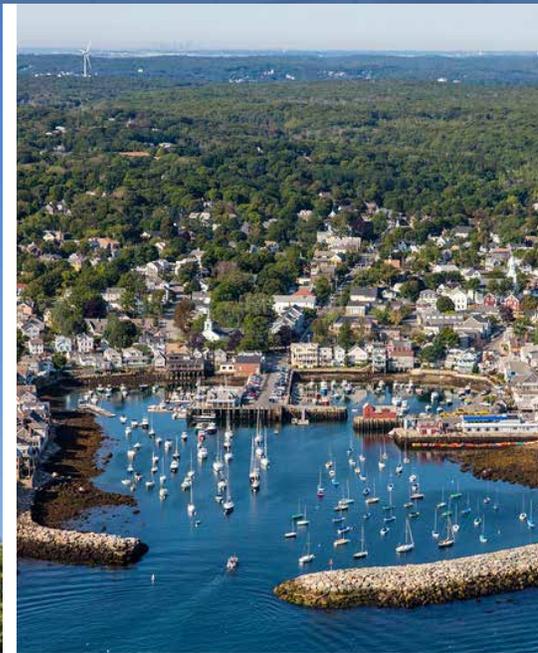
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Location Overview



**WELCOME
TO THE
NORTH SHORE**



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Location Overview



Danvers

The Town of Danvers, incorporated in 1752, is located in southwest Essex County, about 20 miles northeast of Boston. Danvers is primarily a residential community, occupying a land area of approximately 13.3 square miles, with an approximate population of 27,000. The bulk of our industrial and commercial activity is concentrated along Routes 1, 114 and 128 and Interstate 95. Downtown Danvers features a variety of retail and dining options.

Danvers is fortunate to have many open space and recreation opportunities including a vibrant marina, Endicott Park and a 4.3 mile rail trail that links schools, downtown Danvers, parks, residential areas, and trails in the neighboring towns of Peabody, Wenham, and Topsfield.



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Aerial Map



Key Distances

- To I95: .8 miles
- To 114: 3 miles
- To Downtown Boston: 18 miles

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