

*Industrial Condominium for Lease or Sale*

# 96 Swampscott Road

Salem, MA 01970



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# 96 Swampscott Road

Salem, MA 01970

Nordlund Associates is pleased to present 96 Swampscott Road, Salem, MA for lease or sale.

96 Swampscott Road is a +/- 31,366 square foot (SF) industrial condominium situated in +/- 170,696 sf, 13-acre industrial park. The property is located off Rt 107 and Rt 1A, approximately 12 miles north of Boston and Logan Airport.

The unit is configured with a +/- 3,000 square feet finished office space with the balance of the space being warehouse 16' to 21' clear height. The space is improved with a loading dock, 50' column spacing. Additionally, the current owner has a tenant-at-will in +/- 5,000 square feet producing income.

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# Property Summary



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<b>Condominium SF</b>	31,366 SF
Warehouse:	23,366 SF
Office:	3,000 SF
TAW/Gym:	5,000 SF
<b>Loading Docks</b>	(1) 12 x 12 door



<b>Ceiling Height</b>	16' - 21' clear height (Warehouse)
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<b>Parking Spaces</b>	1/1000 spaces
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<b>Zoning</b>	Industrial
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<b>RE Taxes</b>	\$33,581
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<b>Electric</b>	480V/400Amp
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<b>Gas</b>	National Grid
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<b>Municipal</b>	National Grid
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## Proposed Price

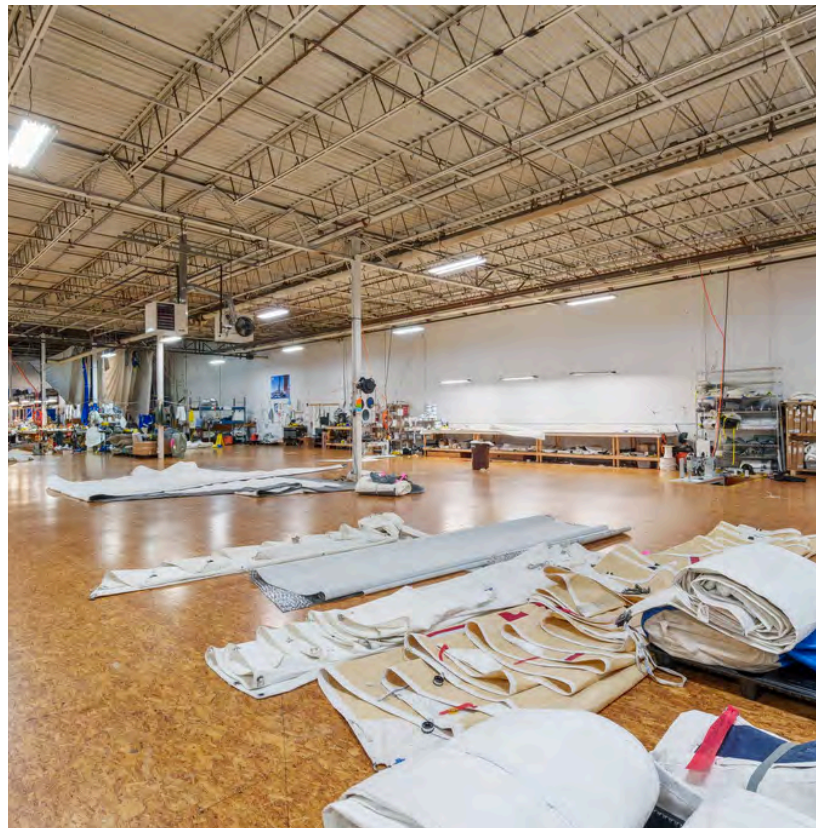
*CALL FOR PRICING*

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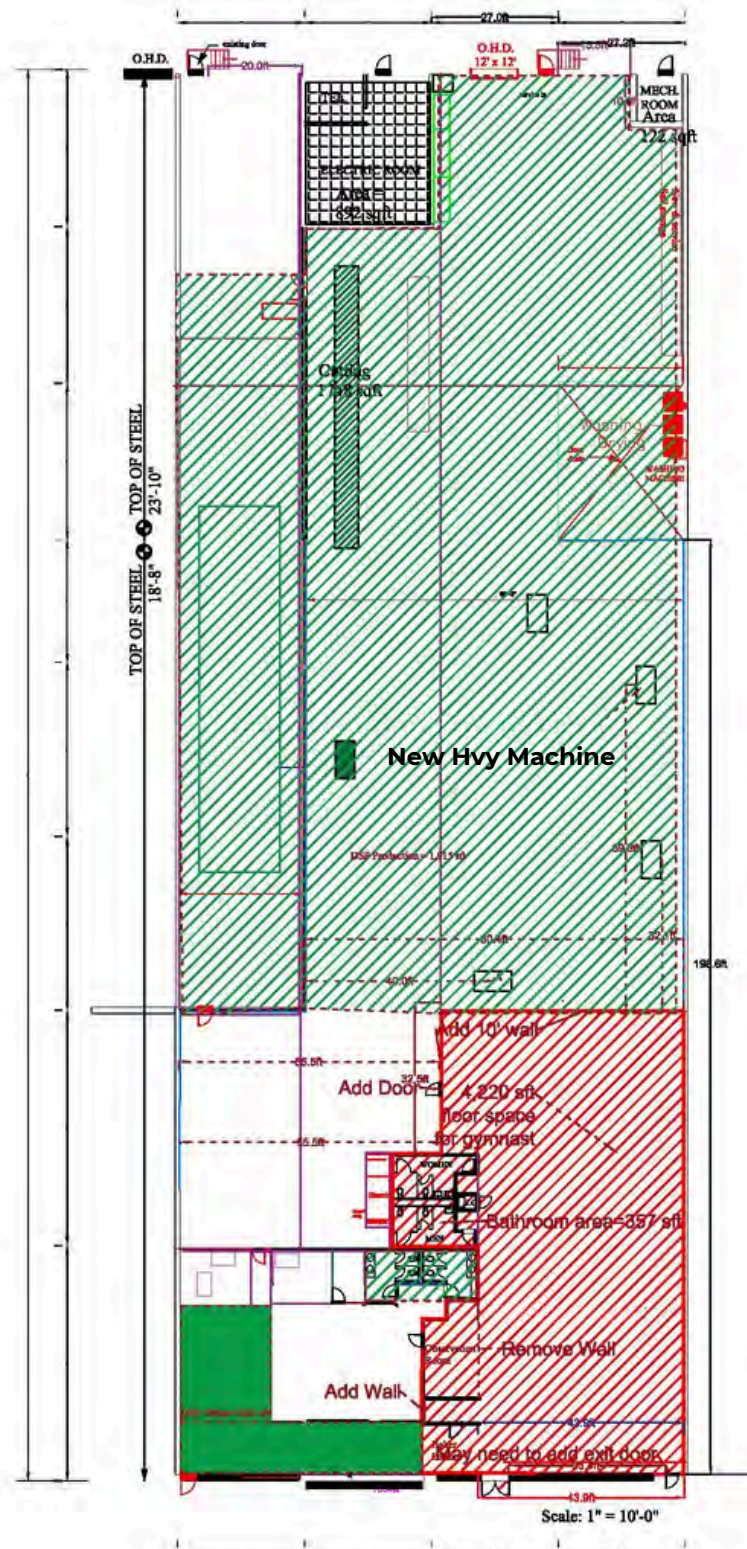
# 96 Swampscott Road

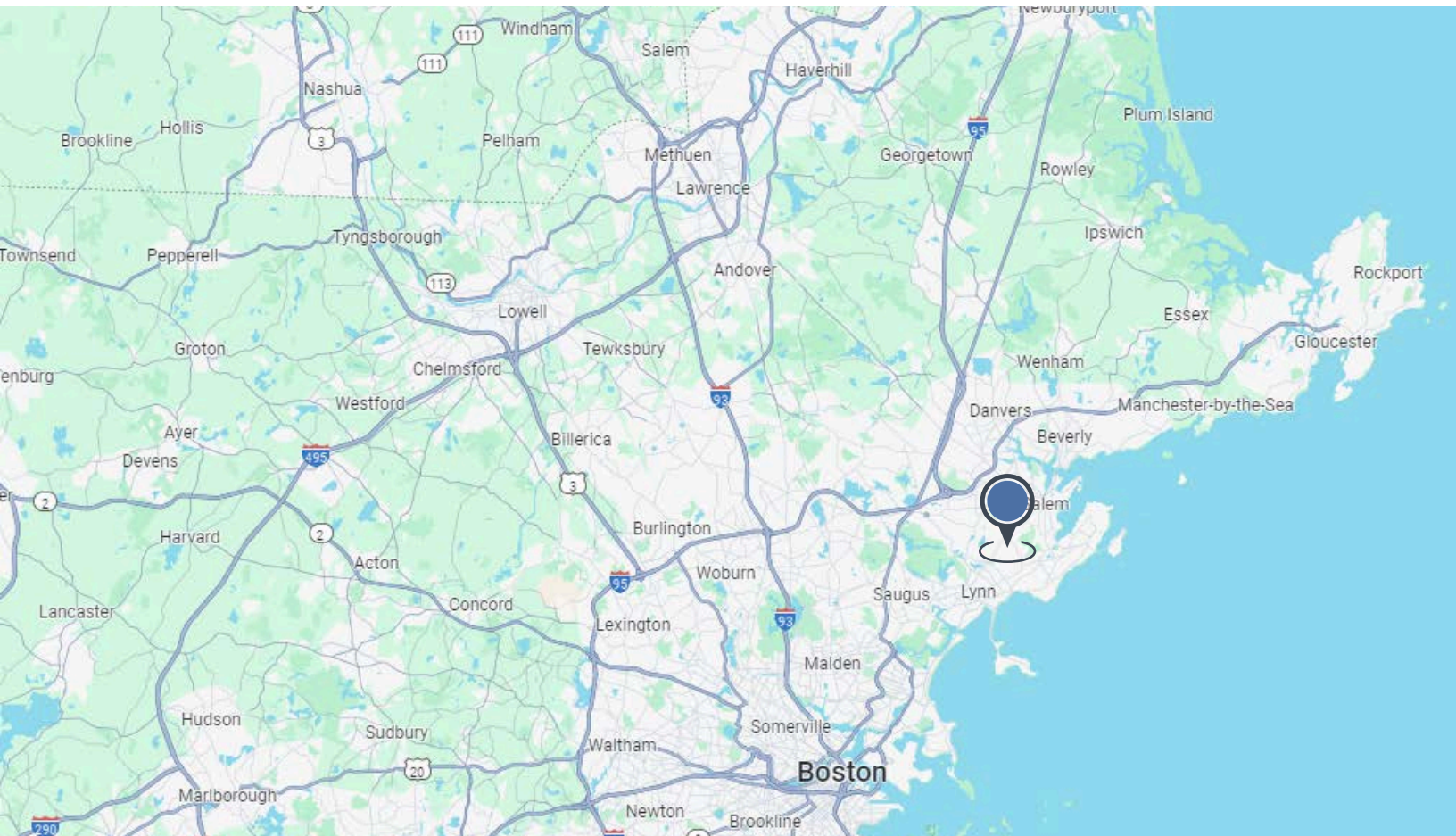


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## Distances

Route 107: **3 Minute / .7 Miles**



Route 1A: **6 Minutes / 2 Miles**



# FOR MORE INFORMATION

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