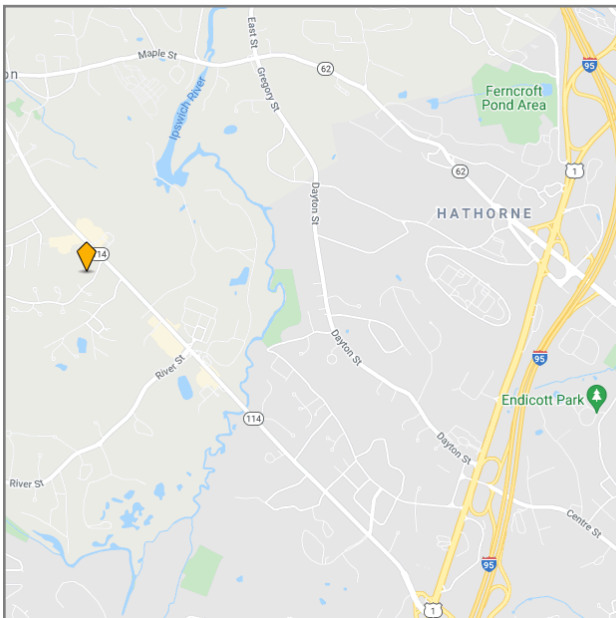


BRAY WILKINS INDUSTRIAL SPACES

161 South Main Street, Route 114, Middleton MA 01949

FOR LEASE



The Mega Group is pleased to make available the Bray Wilkins Industrial Spaces, featuring over a hundred parking spaces on the 1.82 +/- acre campus. There are separate electric meters for each unit and natural gas heat. Each unit has its own bathroom, heat & AC and the Tenant is responsible for their own rubbish removal.

DISCLOSURE Subject to errors, omissions, prior sale or withdrawal from the market. Broker cannot guarantee utilities to be completely separate and makes no warranty or representation, expressed or implied, as to the accuracy of the information contained herein. Brian DApice & Associates LLC (d/b/a The Mega Group) is a Massachusetts Limited Liability Corporation. MA License #422172.



The Mega Group - Commercial Real Estate
7 Federal Street, Suite 15 • Danvers, MA 01923
(978)762-9771

www.TheMegaGroup.net

Property Address 161 South Main Street
Middleton, MA 01949

Access Route 114 / Route 62

Zoning B (Business)

Land Area 79,279 +/- SF (1.82 acres)

Frontage Corner Lot

Parking 100 +/- spaces on-site

Current Use Industrial

Allowed Uses Production, Manufacturing,
Research & Development,
Storage



DEMOGRAPHICS - IN DRIVE TIMES

POPULATION



1 Mile: 3,260
3 Miles: 37,238
5 Miles: 96,550

AVERAGE INCOME / HH



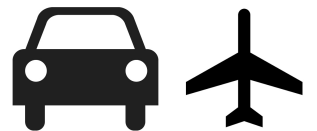
1 Mile: 143,777
3 Miles: 131,035
5 Miles: 134,812

DAYTIME POPULATION



1 Mile: 2,163
3 Miles: 19,561
5 Miles: 54,305

TRANSPORTATION



31,409 at Ipswich River
30,321 at Maple
Logan Airport - 18.0 mi

Middleton was first settled in 1659, and was officially incorporated in 1728. Prior to 1728 it was considered a part of Salem, and contains territory previously within the limits of Andover, Boxford, and Topsfield. The name Middleton is derived from its location midway between the important early settlements of Salem and Andover. It was first settled by Bray Wilkins, for who the subject property is named.

Middleton is one of the fastest-growing towns in the Commonwealth, and the fastest on the North Shore. It is regionally grouped with Salem, Danvers, and Beverly, but also occasionally Topsfield and Boxford, as these three towns are a tri-town and Masconomet Regional School District.



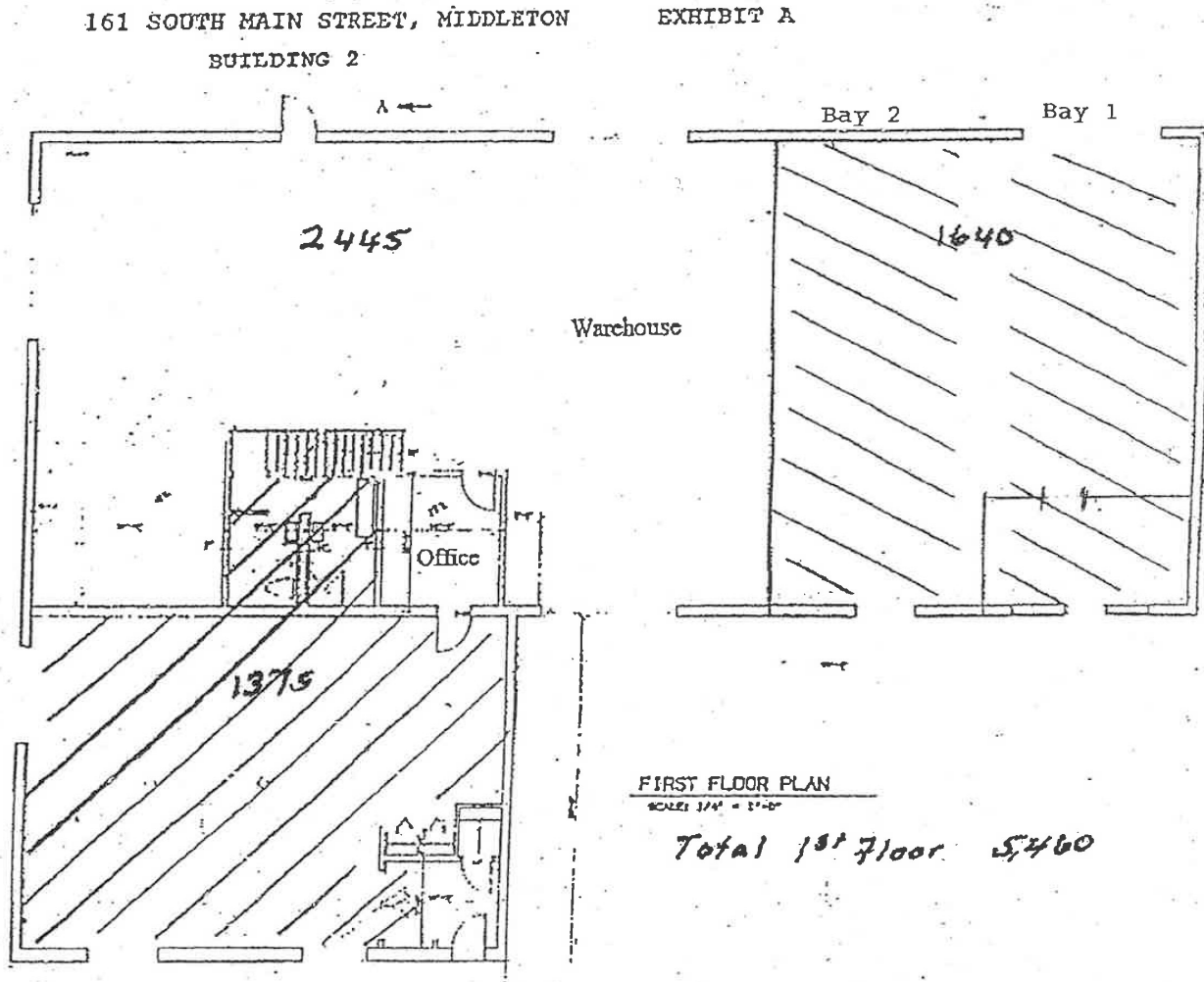
Middleton lies just west of Interstate 95, with parts of the highway passing through the town. There are two exits off the highway which both provide access to the town. Route 114, which follows the path of the old "Essex Turnpike", passes through the center of town, and is crossed there by Route 62, which merges with Route 114 for a 0.2 mile stretch.

BUILDING 2



Building 2 is about 5,460 +/- square feet of Industrial style space featuring 208V 3-Phase electric, thirteen (13) exclusive parking spaces surrounding the building. There are separate electric meters for each of the three zones and natural gas heat. Each zone has its own bathroom, heat & AC and the Tenant is responsible for their own rubbish removal.





The Front Left Zone is about 1,375 +/- square feet in size and is currently part office space and part production / assembly which features an 8X8 drive-in door and just under 9-feet of clear height.

The Rear Left Zone is about 2,445 +/- square feet in size and features two (2) 12X12 drive-in doors and just under 18-feet of clear height.

The Right Zone is about 1,640 +/- square feet in size and features a 12X12 drive-in door and just under 18-feet of clear height. There is also office space on the ground level under additional office space on the mezzanine.

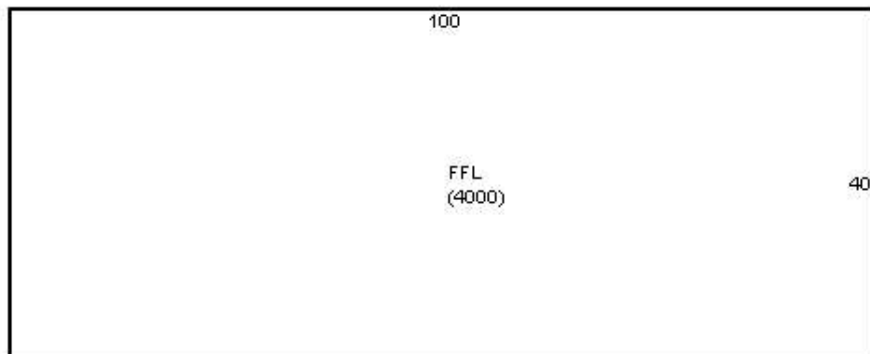
The entire Premises is being offered at \$14 PSF on a Modified Gross Lease basis, we can demise the sections at \$16 PSF.



BUILDING 3



Building 3 is about 4,000 +/- square feet of Industrial style space featuring three 12'x12' loading docks for small box trucks, 11' +/- feet of clear height, exclusive parking spaces in front of the building, a bright reception area, private office with air conditioning and wood floors and restroom. Signage available on the building. Tenant is responsible for all their own utilities and rubbish removal.







161 South Main Street is on Route 114 Middleton, directly across the street from Richardson's Dairy. The highway sees 30,321 vehicles per day northerly and 31,409 vehicles per day southerly and is accessible by Route 62 to the north and Routes 1 & 95 to the south.

AREA RETAILERS:





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 commercial & investment sales, retail & office 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
- Real Estate Development
- Retail Pad Sites
- NNN Ground Leased Properties
- 1031 Tax Deferred Exchanges (26 U.S.C. § 1031)



Member of
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of Shopping Centers



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