

# FOR SALE / LEASE

## COMMERCIAL / INDUSTRIAL

535 LOWELL STREET, PEABODY, MA 01960



**ASKING PRICE: \$17,000,000**

**BUILDING SIZE:** 52,721 SF / Approx 2500 SF Pad Site  
and Commercial Development

**LOT SIZE:** 4.87 Acres

**LOCATION:** Rt1 North and Lowell St

**PARKING:** 325+ spaces

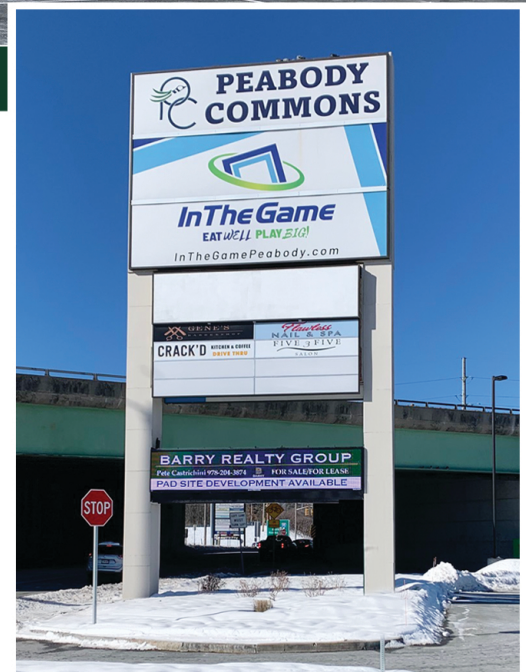
**ZONING:** BR

**CLASS:** Commercial

**WATER/SEWER:** Public Water/ PublicSewer

A prime historic location with a long history of stability and a gross 100K+ income per month. Over 52,000 Sq Feet of space currently rented, and an available 2500 Sq Foot pad site for development. Additionally there is a large multi-level commercial building area for build out and development (estimated at 10K per floor) It can potentially be separated for individual saleable properties.

Visibility from Route 1 & directly next to Interstate 95 with plenty of parking and some availability of lease up space. On the market with positive traction and currently much LOI activity. Expected to be close to full occupancy by time of sale. Lots of flexibility in a fantastic location.



**LISTING AGENT**  
**PETER CASTRICHINI**

**CELL: 978.204.3874 • TEL: 781.246.7535 • PCASTRICHINI@BARRYREALTYGROUP.COM**

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119R FOSTER STREET, BUILDING #3, 2ND FLOOR, PEABODY, MA 01960

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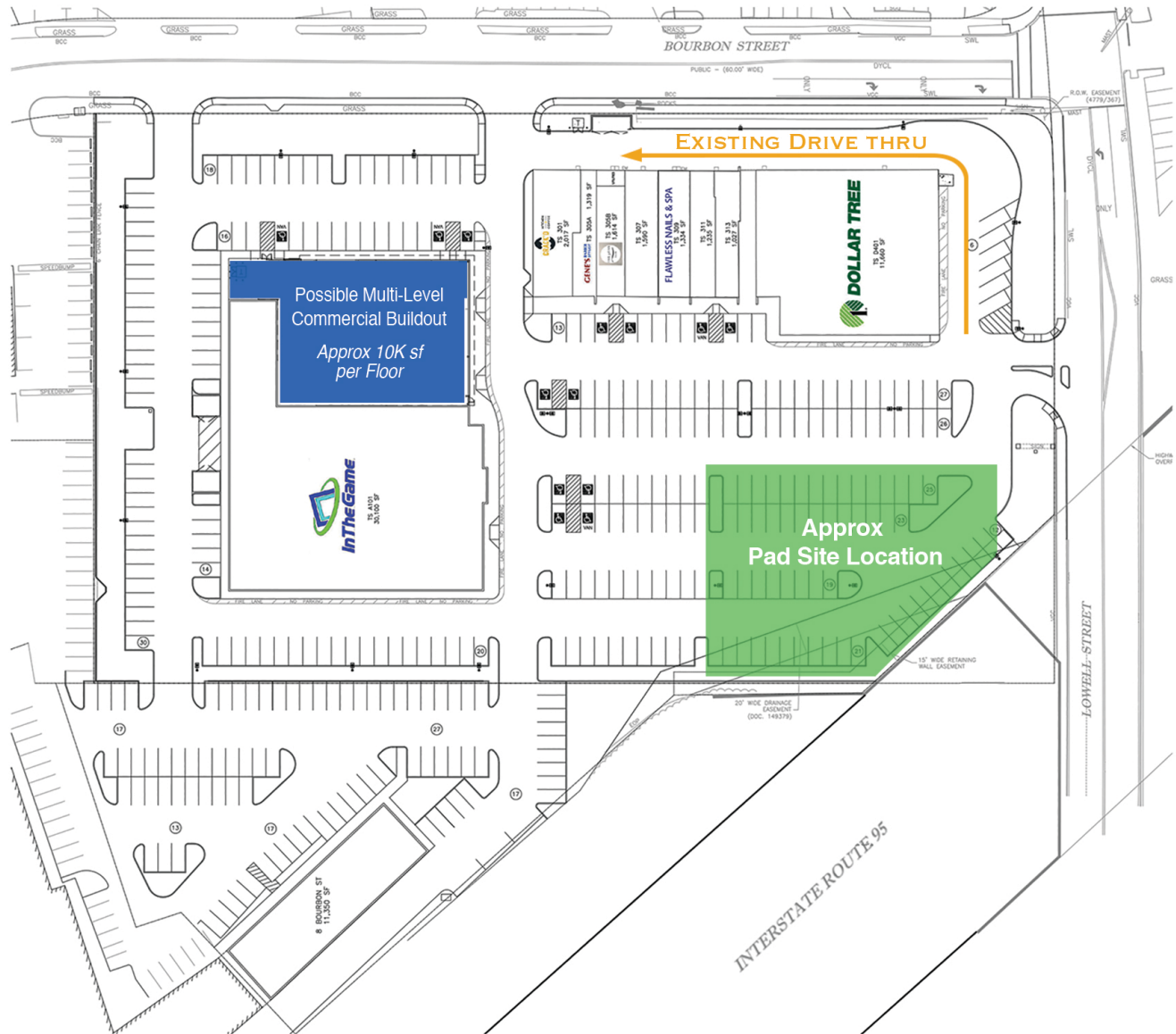
[WWW.BARRYREALTYGROUP.COM](http://WWW.BARRYREALTYGROUP.COM)

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LOCATION  
IN RELATION TO OTHER  
NEIGHBORING BUSINESSES

DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population	7,5566	62,641	173,512
Median Age	52	45	43
Households	3,630	25,493	69,334

Demographics Source: Costar

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