

INDUSTRIAL FOR LEASE

## NEW INDUSTRIAL SPACE FOR LEASE IN SALEM, MA

373 HIGHLAND AVENUE UNIT 2, SALEM, MA 01970



FOR LEASE

**KW COMMERCIAL | ANDOVER**

138 River Road Suite 107  
Andover, MA 01810



Each Office Independently Owned and Operated

**PRESENTED BY:**

**JANET FAULKNER**

Director

O: (800) 281-1316

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# PROPERTY SUMMARY

373 HIGHLAND AVENUE UNIT 2



## PROPERTY SUMMARY

Building SF:	50,000
Lease Rate:	\$18/sf/yr NNN
Lot Size:	4.34 Acres
Parking:	Open Parking/ On Site
Year Built:	2023
Zoning:	CI

## PROPERTY OVERVIEW

Quick access to Route 128 & I-95, regional highway network  
Clean space with a freight elevator to the lower-level docks. 12' clear height space.  
Abundant parking for employees.

## LOCATION OVERVIEW

Situated on Highland Avenue (Route 107) in Salem, this property benefits from excellent visibility and accessibility in one of the North Shore's primary commercial and industrial corridors. The location offers quick access to Route 128 and I-95, connecting to Boston and the broader regional highway network.

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## PROPERTY DESCRIPTION

Now Available: Up to 50,000sf of new industrial space on the street level of this beautiful facility built in 2023. Clean space with a freight elevator to the lower-level docks. 12' clear height space.

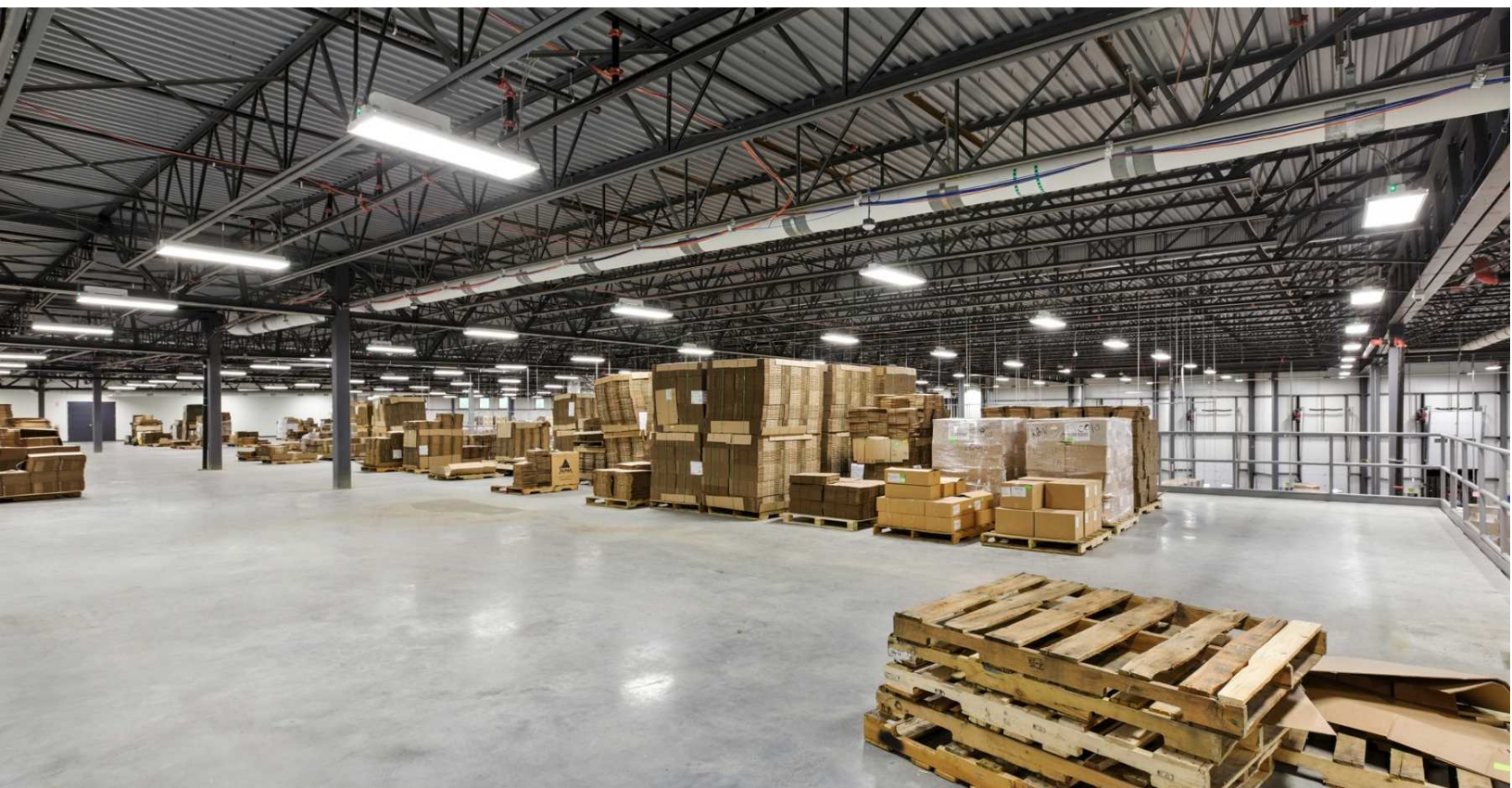
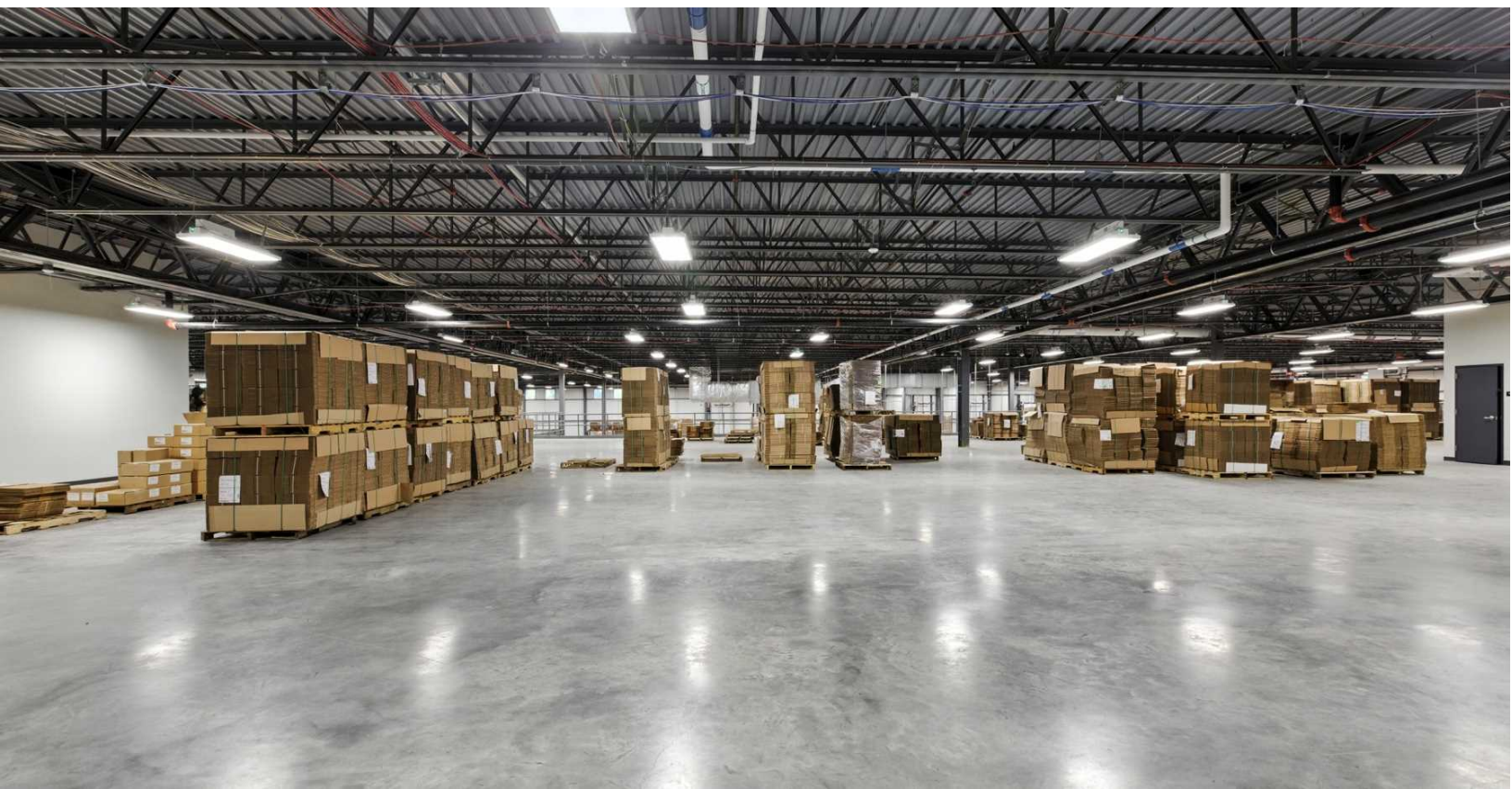
The common area includes the kitchen/ dining area, ADA restrooms, and an employee locker room. Abundant parking for employees.

This is a NNN lease; the tenant will be responsible for utilities and proportionate NNN expenses in addition to base rent. 5-year lease term preferred. The landlord will consider demising depending on the strength of the tenant and the term of the proposed lease.

Prospective tenants are encouraged to perform due diligence in all aspects of a contemplated lease.

# PROPERTY PHOTOS

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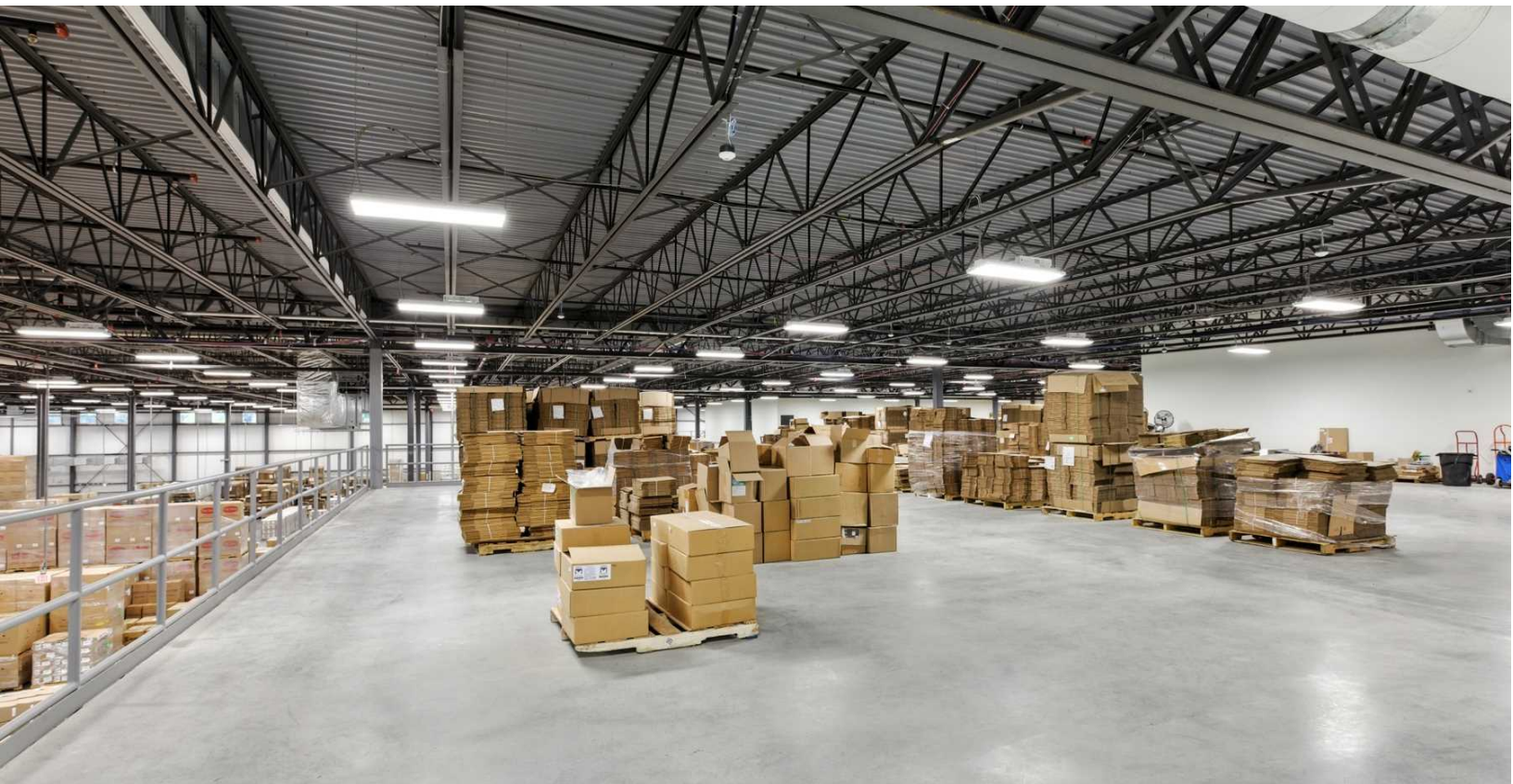
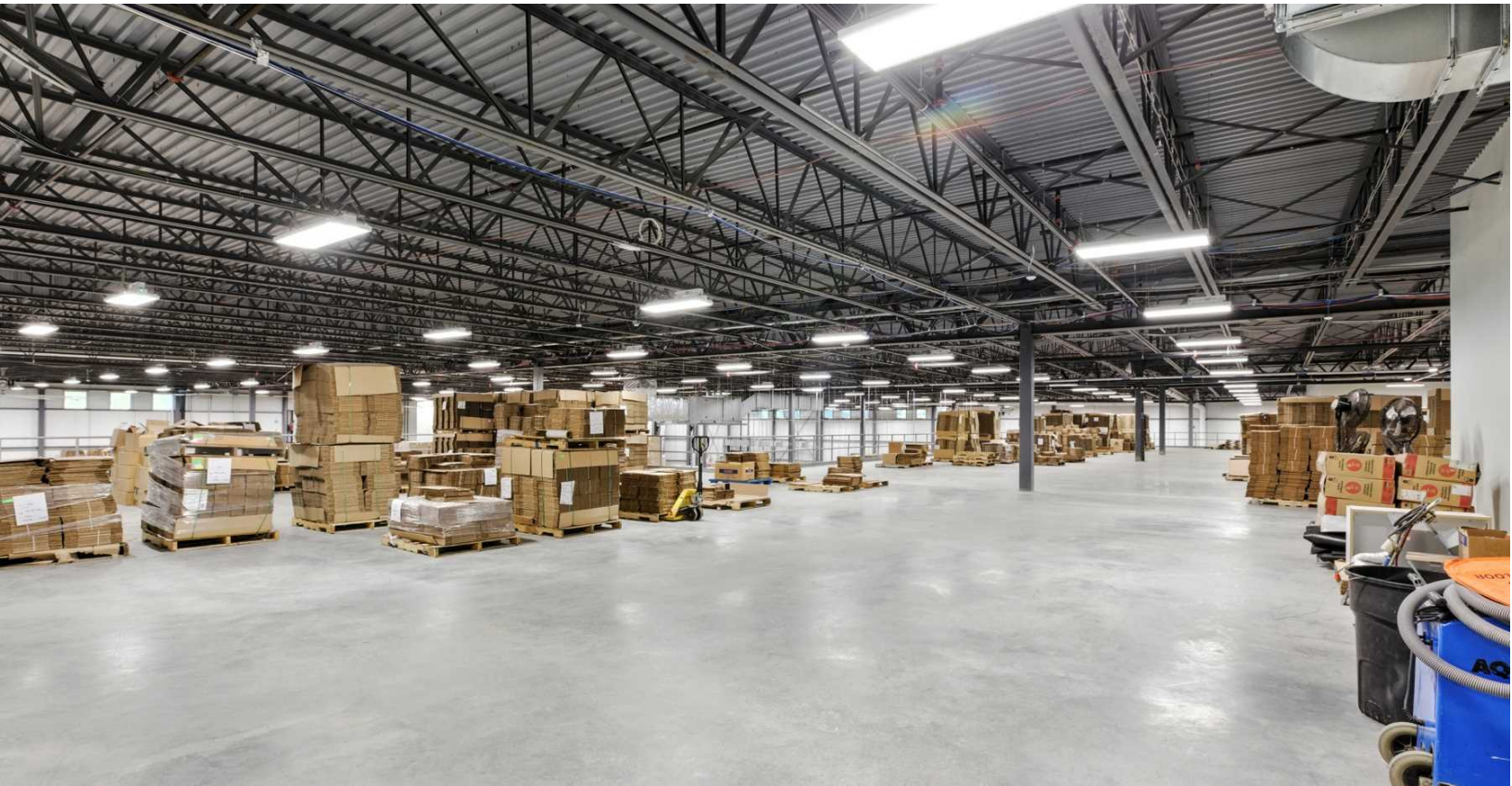


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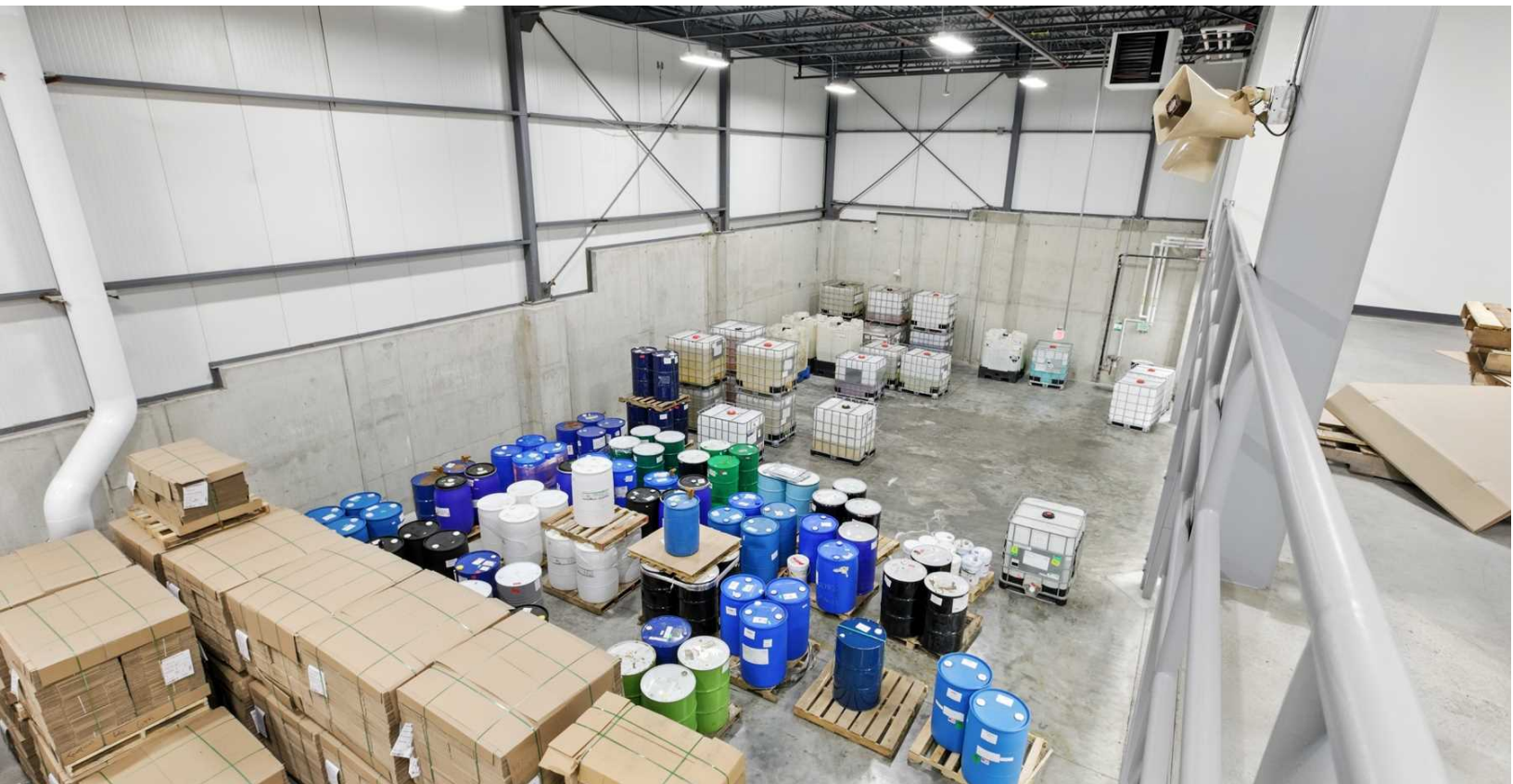
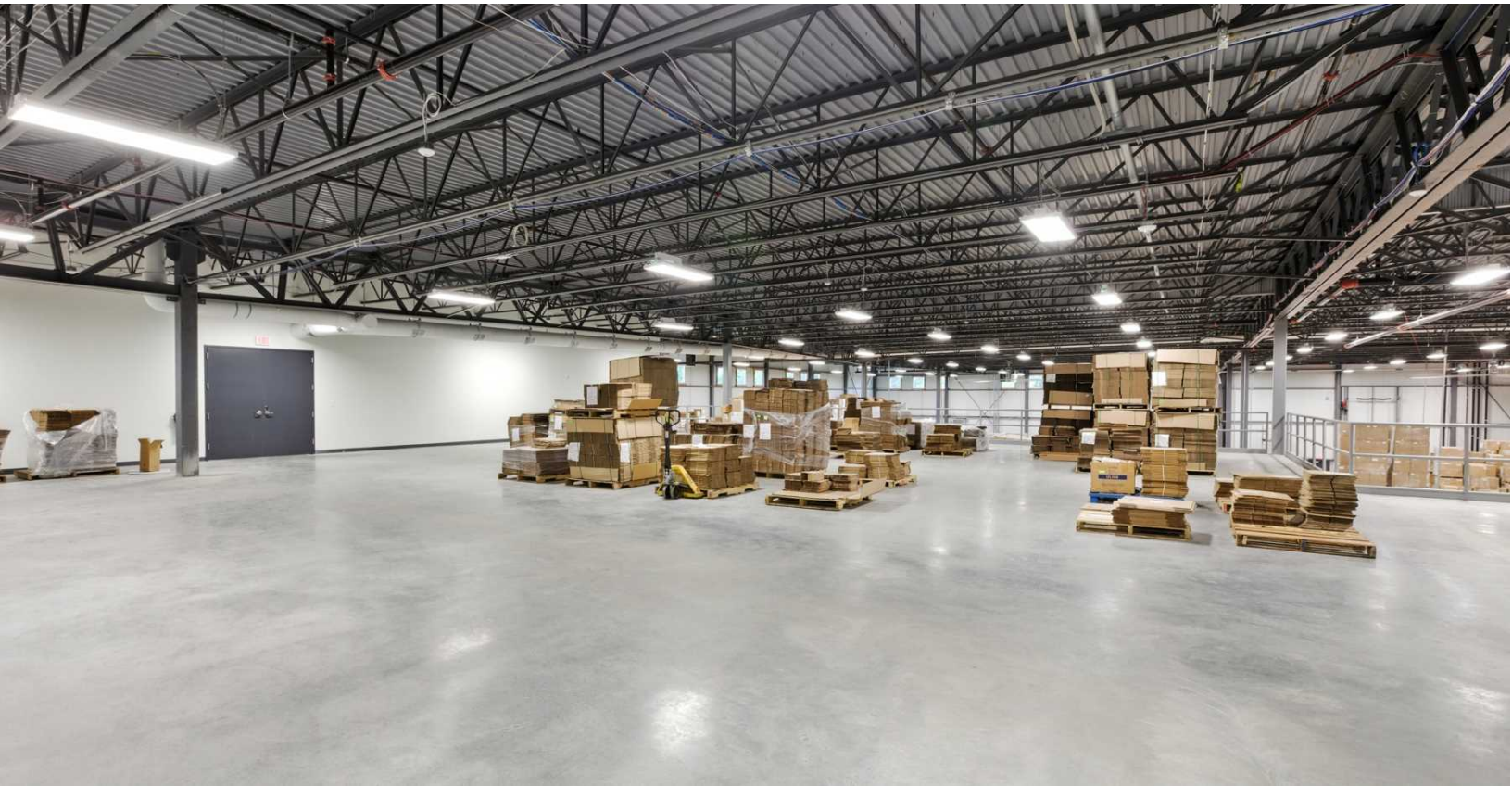


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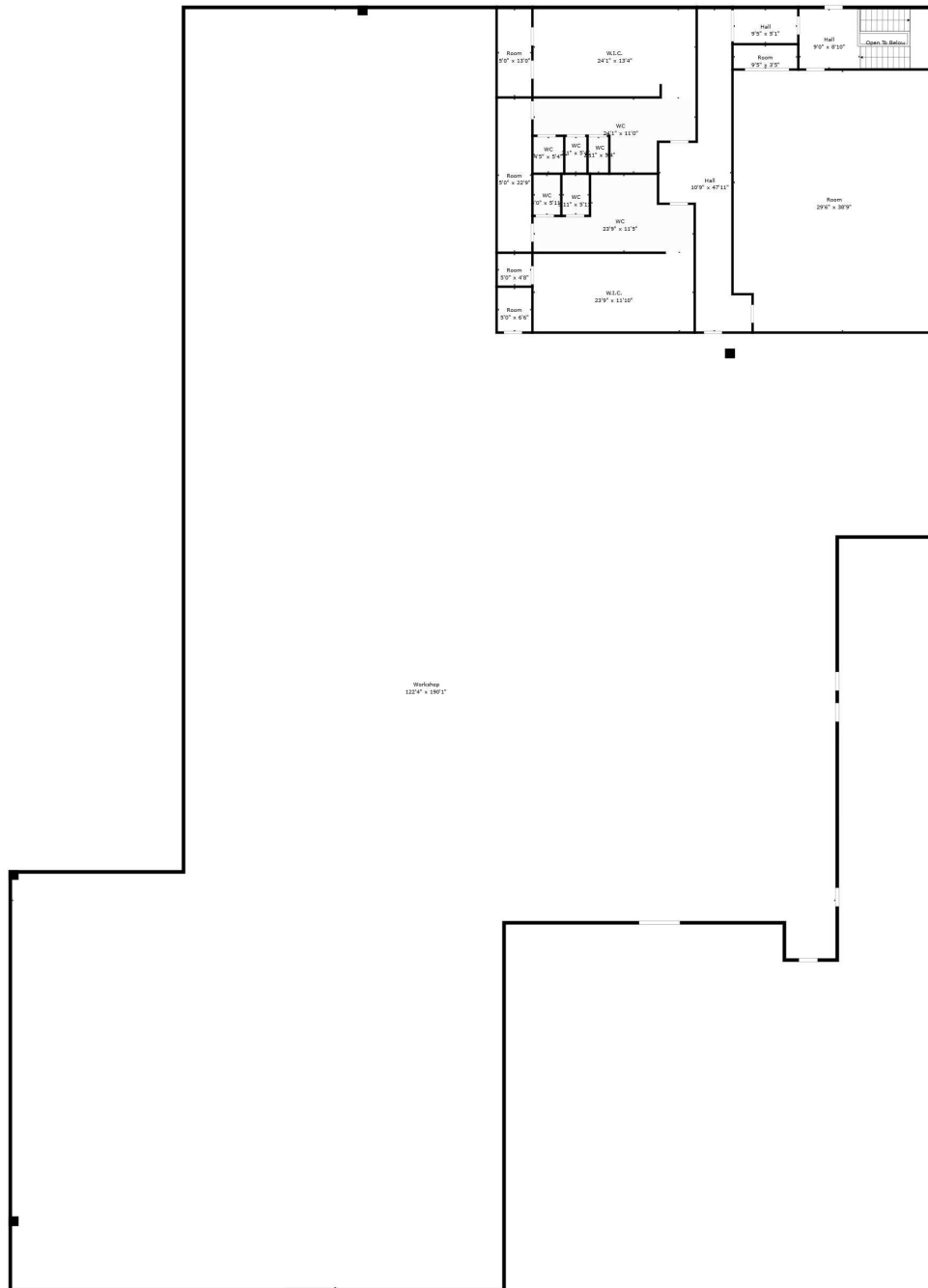
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# AERIAL MAP

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Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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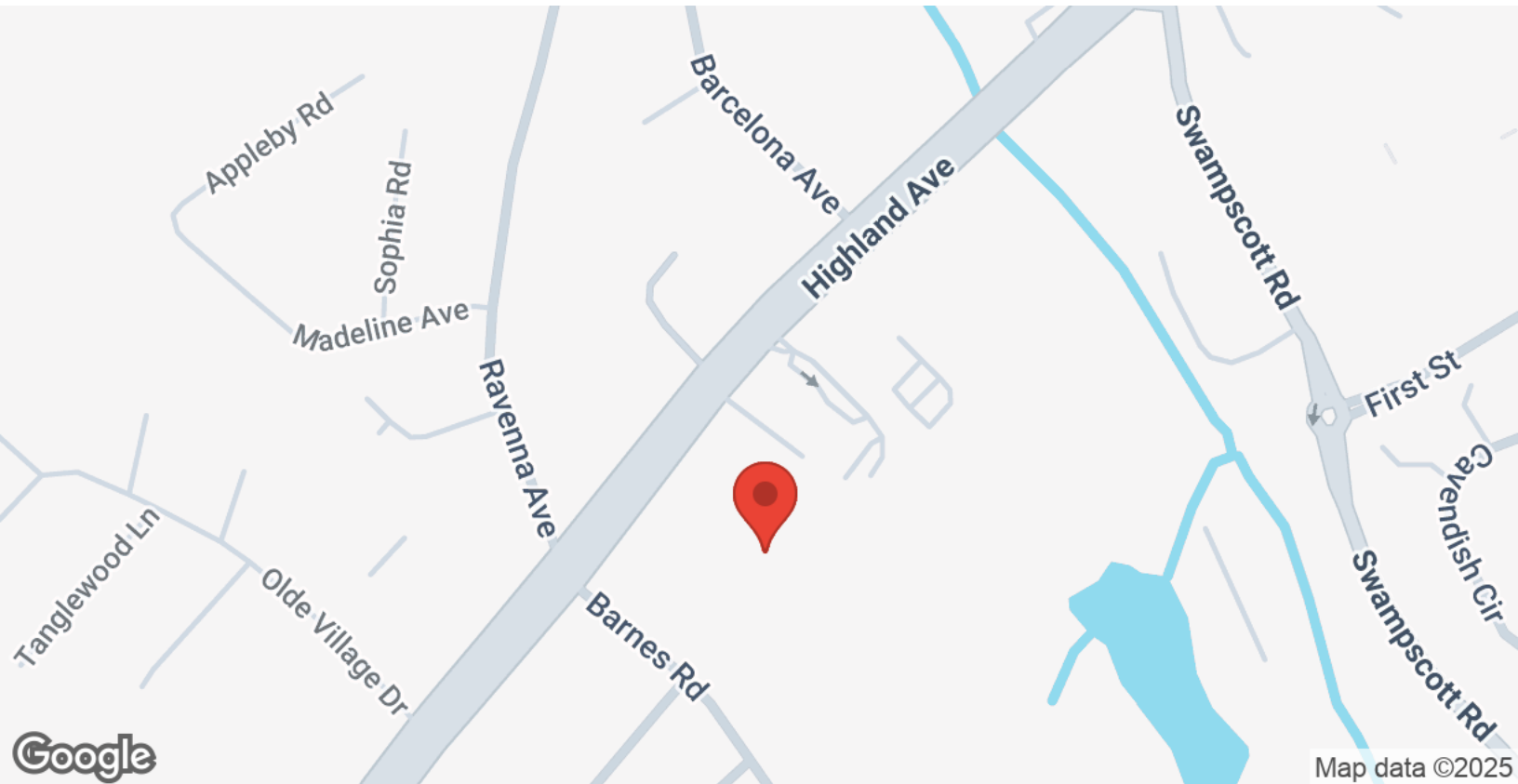


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# LOCATION MAPS

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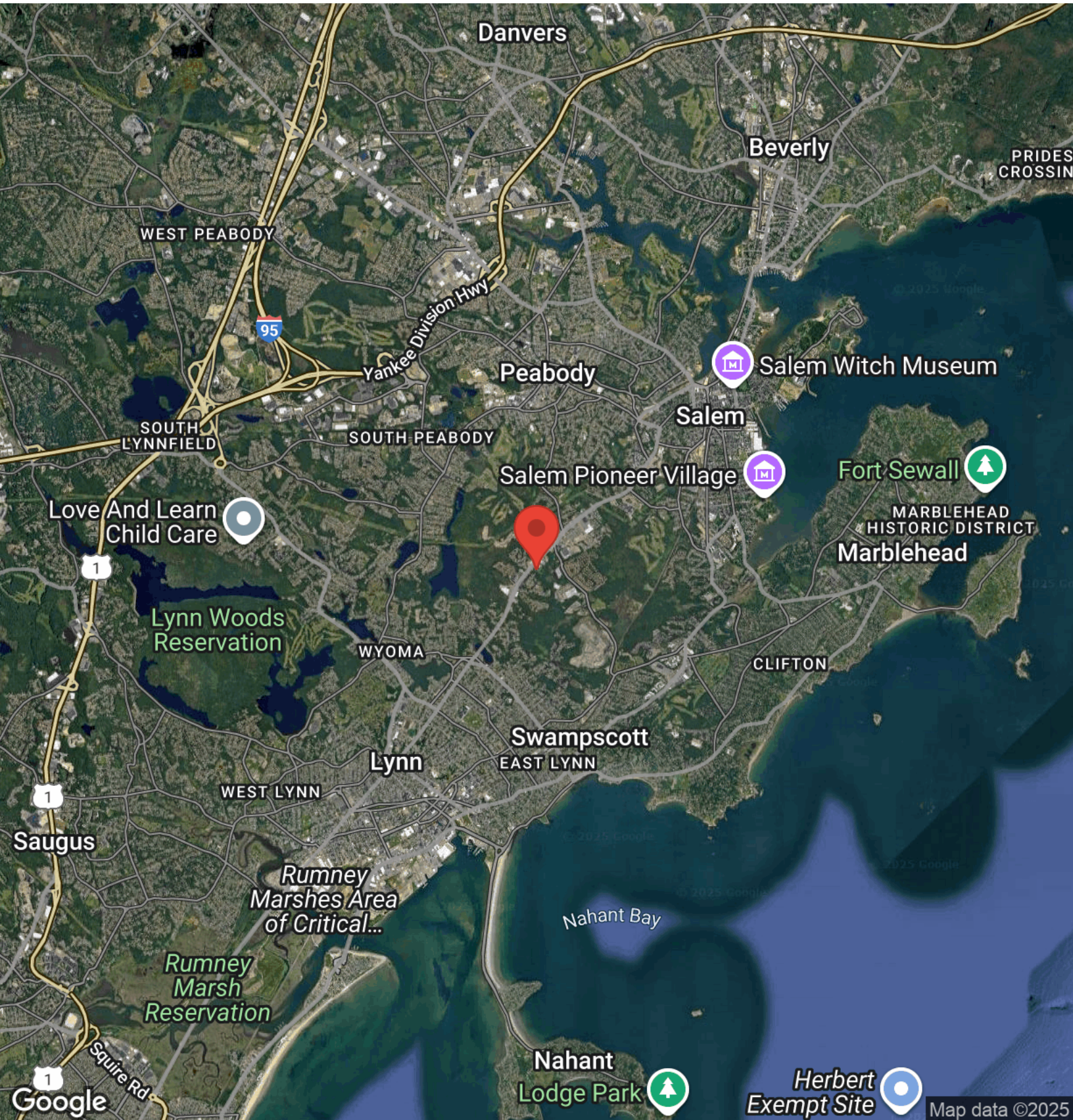
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# REGIONAL MAP

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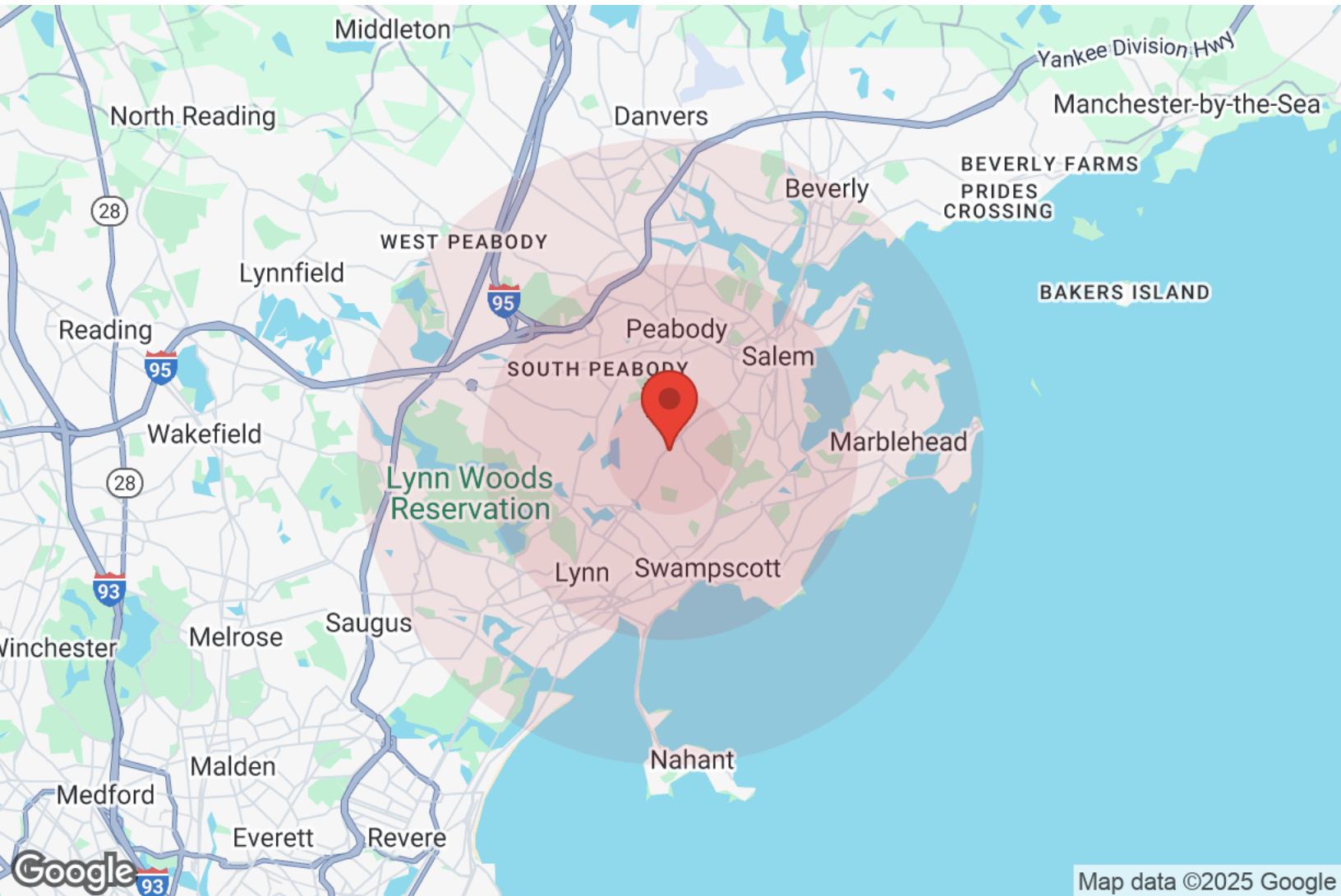


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# DEMOGRAPHICS

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Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles
Male	4,679	78,864	126,877
Female	5,178	83,322	134,484
Total Population	9,857	162,186	261,361

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,650	29,685	45,360
Ages 15-24	1,243	20,624	32,195
Ages 25-54	3,751	65,445	103,707
Ages 55-64	1,369	20,194	34,233
Ages 65+	1,844	26,238	45,866

Race	1 Mile	3 Miles	5 Miles
White	8,365	121,073	209,034
Black	397	11,455	14,188
Am In/AK Nat	22	295	347
Hawaiian	N/A	4	11
Hispanic	1,181	36,775	45,125
Multi-Racial	1,838	50,466	62,340

Income	1 Mile	3 Miles	5 Miles
Median	\$80,614	\$56,494	\$61,605
< \$15,000	492	10,624	15,003
\$15,000-\$24,999	266	5,652	8,906
\$25,000-\$34,999	344	5,792	9,437
\$35,000-\$49,999	270	7,857	12,549
\$50,000-\$74,999	714	10,855	18,422
\$75,000-\$99,999	759	8,300	13,874
\$100,000-\$149,999	772	9,363	16,137
\$150,000-\$199,999	231	3,002	5,760
> \$200,000	170	2,670	5,200

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,029	67,714	111,577
Occupied	3,900	63,392	104,692
Owner Occupied	2,711	34,310	60,707
Renter Occupied	1,189	29,082	43,985
Vacant	129	4,322	6,885

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