



7,200 SF INDUSTRIAL PROPERTY FOR SALE | GROVELAND

INDUSTRIAL PROPERTY FOR SALE

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INDUSTRIAL PROPERTY FOR SALE

Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Building Size:	7,200 SF
Available SF:	
Lot Size:	1.43 Acres
Year Built:	1987
Zoning:	IA
Market:	Boston
Submarket:	Amesbury/Ipswich

PROPERTY OVERVIEW

154 Center St is located in Groveland, MA. The building consists of 7,200 square feet on 1.43 acres. The building is divided into 6,000 square feet of clear span warehouse space and 1,200 square feet of office. The building was previously used for light assembly of plastic products and will be delivered vacant. The site comes with 0.25 acres of yard space and 1 loading dock and 1 drive-in door to service the building.

PROPERTY HIGHLIGHTS

- 6,000 SF of clear span warehouse
- 1 Loading dock
- 1 Drive-in door
- 0.25 Acres of yard space

INDUSTRIAL PROPERTY FOR SALE

Property Photos



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Property Photos



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Property Details

Sale Price	N/A
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LOCATION INFORMATION

Street Address	154 Center St
City, State, Zip	Groveland, MA 01834
County	Essex
Market	Boston
Sub-market	Amesbury/Ipswich
Road Type	Paved
Nearest Highway	I-495/ I-95

BUILDING INFORMATION

Building Size	7,200 SF
Occupancy %	0.0%
Ceiling Height	13.5 ft
Minimum Ceiling Height	11.5 ft
Office Space	1,200 SF
Number of Floors	1
Year Built	1987
Gross Leasable Area	7,200 SF
Warehouse %	84.0%
Framing	Steel
Roof	Metal
Free Standing	Yes

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	IA
Lot Size	1.43 Acres
Amenities	Outdoor storage
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

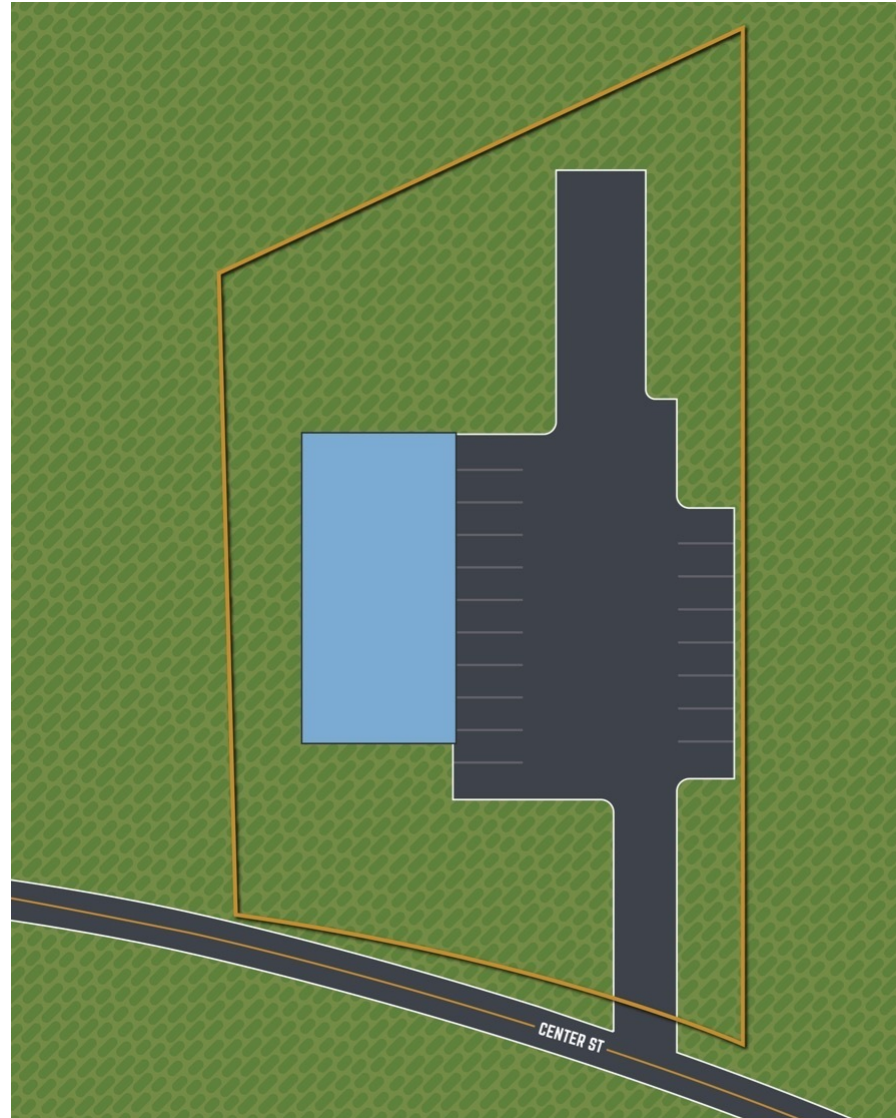
Parking Type	Surface
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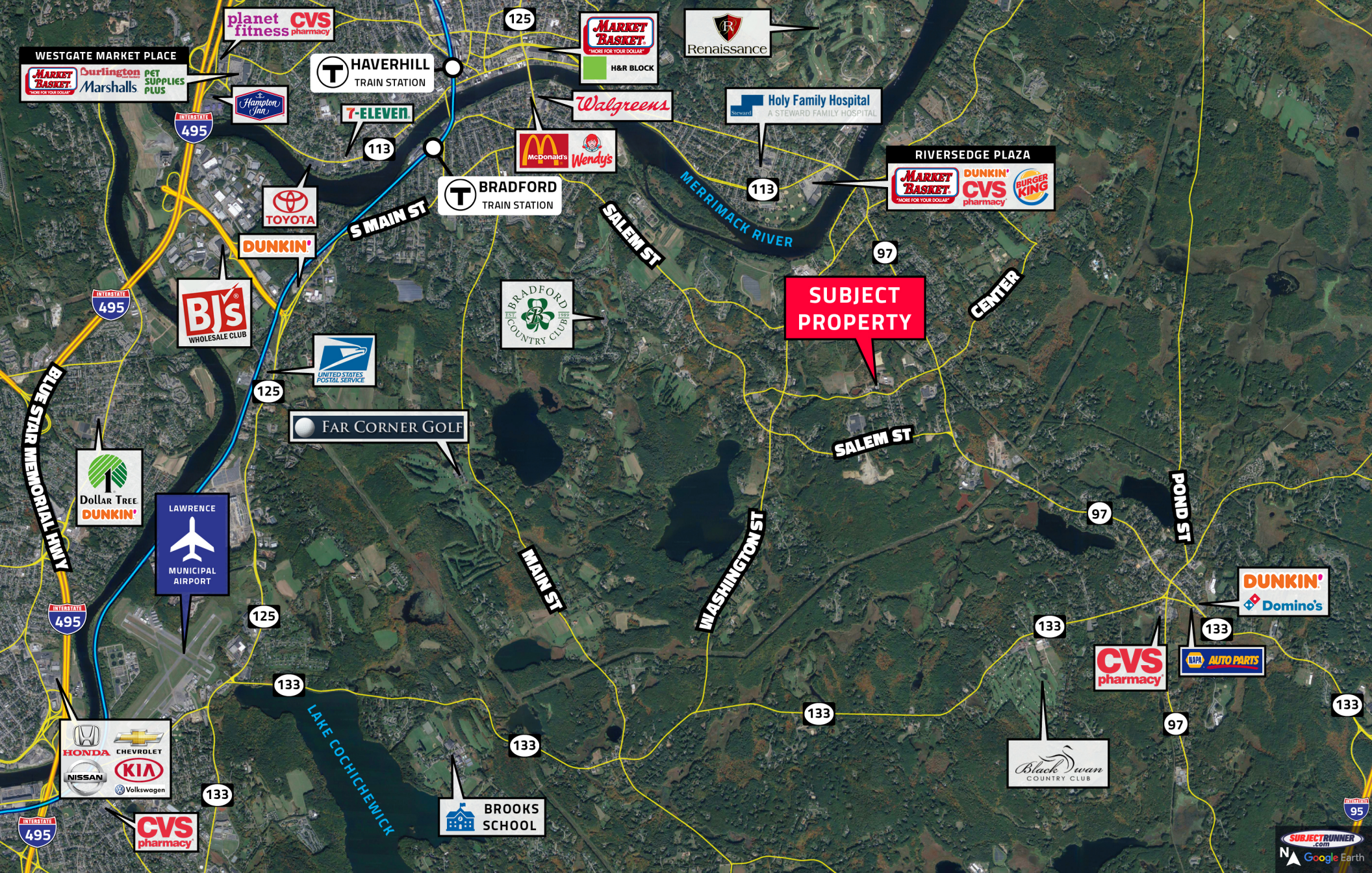
UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	Yes
Restrooms	2
Gas / Propane	Yes

INDUSTRIAL PROPERTY FOR SALE

Site Plans





WESTGATE MARKET PLACE
Durlington PET SUPPLIES PLUS
Marshall's

planet fitness
CVS pharmacy

Haverhill
TRAIN STATION

MARKET BASKET
H&R BLOCK

Renaissance

Holy Family Hospital
A STEWARD FAMILY HOSPITAL

Walgreens

McDonald's
Wendy's

Bradford
TRAIN STATION

RIVERSEDGE PLAZA
MARKET BASKET
DUNKIN' CVS pharmacy
BURGER KING

TOYOTA

DUNKIN'

BJ's
WHOLESALE CLUB

UNITED STATES
POSTAL SERVICE

FAR CORNER GOLF

BRADFORD
COUNTRY CLUB

SUBJECT
PROPERTY

Dollar Tree
DUNKIN'

LAWRENCE
MUNICIPAL AIRPORT

Interstate 495

HONDA CHEVROLET
NISSAN KIA
Volkswagen

CVS
pharmacy

BROOKS
SCHOOL

Black Swan
COUNTRY CLUB

CVS
pharmacy

NAPA
AUTO PARTS

DUNKIN'
Domino's

Boston MSA

Boston Metropolitan Statistical Area is made up of three subdivisions that span throughout Massachusetts and New Hampshire. They include the Boston, MA Metropolitan Division, the Cambridge-Newton-Framingham, MA Division and the Rockingham County-Straford County, NH Division. Some of Greater Boston's most well-known contributions involve the region's higher education and medical institutions. Greater Boston has been influential upon American history and industry. The region and the state of Massachusetts are global leaders in biotechnology, engineering, higher education, finance, and maritime trade. Over 80% of Massachusetts' population lives in the Greater Boston metropolitan region. Greater Boston is ranked tenth in population among US metropolitan statistical areas and is home to almost five million residents.

Demographics



KEY FACTS

4,924,594

Population

2.5

Avg HH Size

39.6

Median Range

\$90,227

Med
HH Income



EDUCATION

8%

No High
School Diploma

21%

High School
Graduate

21%

Some College

50%

Bachelor's / Grad
/ Prof Degree



EMPLOYMENT

74%

White Collar

14%

Blue Collar

12%

Services

14.7%

Unemployment Rate



INCOME

\$90,227

Median
HH Income

\$48,627

Per Capita Income

\$145,042

Median Net Worth



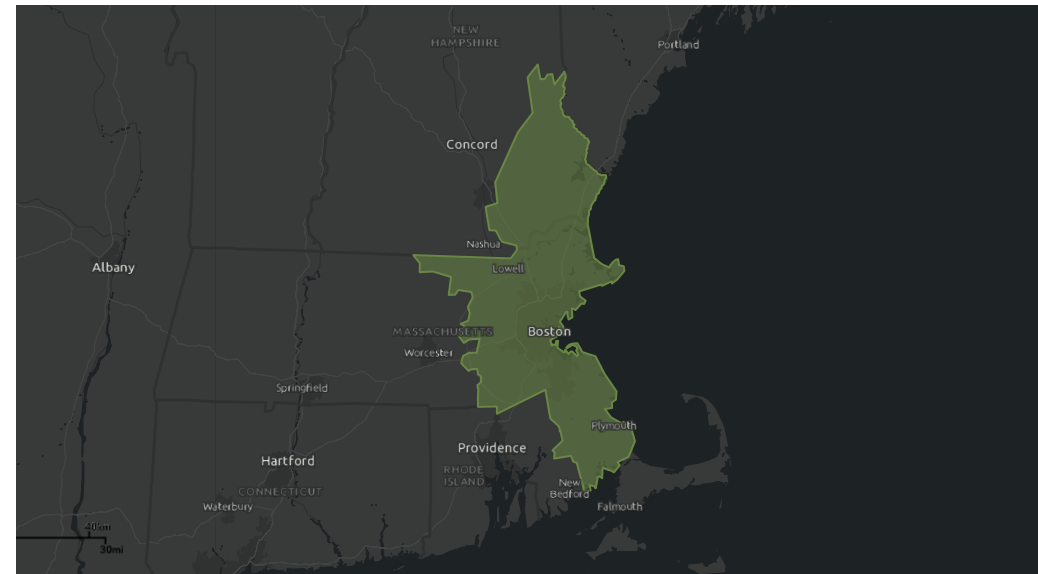
BUSINESS

205,194

Total Businesses

2,701,422

Total Employees



Households By Income

The largest group: \$100,000 - \$149,999 (18.5%)

The smallest group: \$25,000 - \$34,999 (5.6%)

Indicator	Value	Diff	
<\$15,000	9%	-0.5%	
\$15,000 - \$24,999	6.1%	-1%	
\$25,000 - \$34,999	5.6%	-0.9%	
\$35,000 - \$49,999	8.2%	-0.9%	
\$50,000 - \$74,999	13.5%	-1%	
\$75,000 - \$99,999	11.4%	-0.4%	
\$100,000 - \$149,999	18.5%	+0.9%	
\$150,000 - \$199,999	9.3%	+1.1%	
\$200,000+	14%	+2.7%	

Bars show deviation from Massachusetts

INDUSTRIAL PROPERTY FOR SALE

Company Info



Our commitment to you.

LOCAL EXPERTISE

More than 85 percent of sales in this area are purchased by MA- or NH-based investors. MANSARD maintains strong local relationships as well as a database of qualified buyers for local commercial properties. We know who has owned what properties, so we can match buyers to the size and types of properties they are most interested in owning. Going straight to the most-likely buyers saves you time and hassle, getting you a successful deal at the right price. Over the last 18 years, we've become experts in local high-value commercial real estate sales. We've negotiated the sale of more than 1,000 properties using the MANSARD Portfolio Method. That's why our clients trust us with their portfolios.

MARKET KNOWLEDGE

There is no substitute for understanding the local market trends when selling a commercial real estate property in Massachusetts and New Hampshire. For instance, on paper it might have looked like nothing much had changed in the commercial real estate market in MA and NH between 2017 and 2018. Transaction volume was about the same both years. But there was a key difference under the surface: The average price per square foot had increased 23.6%. That meant sellers were asking for more and buyers were willing to pay. Having a local expert on your team ensures you get the right price for your local property.

CONFIDENTIALITY

Some owners don't want their business to be known, especially by their tenants, so they need a private sale. Because of MANSARD's excellent relationships in the local market, you may not require a public sale. We have access to the people who will pay the right price and close the deal without a public listing.

NON-STOP MARKETING

No real estate deal is complete until its closed. It is not uncommon to have several agreements reach the final stages then fall through before the deal closes. That means we never stop marketing your property to new potential buyers until the deal is officially closed. It takes perseverance to sell a commercial real estate property. At MANSARD, we'll help you stay calm and positive as we maneuver through the offers and negotiations, until we can celebrate the successful sale together.

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