

# 56-58R PULASKI ST

PEABODY, MA

INDUSTRIAL PROPERTY

11,700 SF +/- BUILDING(S) ON 10.7 AC +/- | FOR LEASE



THE  
STUBBLEBINE  
COMPANY

CORPAC INTERNATIONAL





**Matty Drouillard**  
425-691-7881  
Director



**Stephen Flynn**  
781-917-7026  
Senior Advisor



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FOR MORE INFORMATION, PLEASE CONTACT:

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# EXECUTIVE SUMMARY

## THE OFFERING

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to offer 56–58R Pulaski Street in Peabody, Massachusetts (the “Property”) for lease, an industrial outdoor site totaling approximately 10.7 usable acres. The Property is located within Boston’s North industrial market, offering proximity to Route 1, I-95, Yankee Division Highway, and Route 128, making it well-positioned for industrial tenants seeking access to major freight and commuter corridors. The site includes existing utility access, vehicular ingress/egress via Pulaski Rear Street, and is partially improved with two freestanding metal buildings totaling approximately 11,700 SF. Its size, location, and zoning make it an ideal candidate for industrial tenants requiring significant yard space, build-to-suit development, or large-scale outdoor storage. Given its strategic location, zoning, and scarcity of comparable large industrial land available in the region, 56–58R Pulaski Street represents a rare opportunity for industrial tenants focused on Greater Boston’s supply-constrained industrial market.



PROPERTY SUMMARY	
ADDRESS	56-58R Pulaski St
BUILDING SIZE	11,700 SF +/-
ACRES	10.7 AC +/-
WATER/SEWER	City
ELECTRIC	200 Amps, 3 Phase
ZONING	Light Industrial

# PROPERTY SPECIFICATIONS

PROPERTY SUMMARY	
ADDRESS	56-58R Pulaski St. Peabody, MA
BUILDING AREA	11,700 SF +/-
WAREHOUSE	8,000 SF +/-
OFFICE	3,700 SF +/-
LAND AREA	10.7 AC +/-
LOADING	Six (6) 14'x16' Drive-In Doors
CEILING HEIGHT	22' Clear Height
ZONING	Light Industrial
ELECTRIC	200 Amps, 3 Phase
SEWER/WATER	City
HEAT	Forced Hot Water Heating
ROOF	Rubber
RE TAXES	\$45,780





PHOTOS





# TENANT LAYOUTS



## Disclaimer:

The tenant layout scenarios presented herein are strictly hypothetical and are provided solely for illustrative purposes. These scenarios are intended to offer a general vision of how the property may be subdivided and utilized by potential tenants. They do not represent actual, approved, or guaranteed configurations, and should not be construed as commitments, offers, or assurances by the ownership, broker, or any affiliated parties. All prospective tenants and buyers are encouraged to conduct their own due diligence and consult with appropriate professionals regarding zoning, permitting, and site planning feasibility. Final layouts will be subject to negotiation, municipal approvals, and other regulatory considerations.





# LOCAL COMPANIES



56-58R Pulaski St. Peabody, MA



# LOCATION OVERVIEW

## HIGHWAY PROXIMITY



**CONFIDENTIALITY & DISCLAIMER**

CONFIDENTIALITY & DISCLAIMER. All materials and information provided by The Stubblebine Company/CORFAC International, its directors, officers, agents, advisors, and/or affiliates (collectively, “Broker”), and/or the owner of the property, its or their trustees, beneficiaries, directors, officers, agents, advisors, and/or affiliates (collectively, “Owner”), are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters. Neither Broker nor Owner makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. Neither Broker nor Owner will investigate or verify any such matters or conduct due diligence for a party unless otherwise expressly agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Neither Broker nor Owner makes any warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Neither Broker nor Owner serves as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Stubblebine Company/CORFAC International in compliance with all applicable fair housing and equal opportunity laws.

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### Unparalleled Local Expertise

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