56-58R PULASKI ST

PEABODY, MA

INDUSTRIAL PROPERTY

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

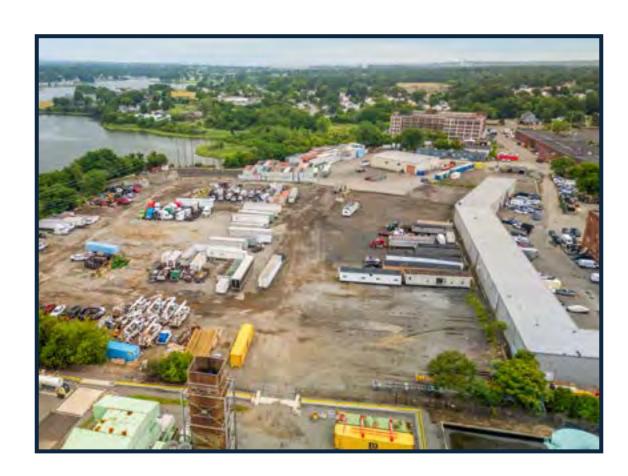




EXECUTIVE SUMMARY

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 |
| | |

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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 |



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PROPERTY SPECIFICATIONS 4

PHOTOS









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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.





7 54 INDUSTRIAL PARKWAY SITE PLAN 8

LOCAL COMPANIES



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LOCATION OVERVIEW

HIGHWAY PROXIMITY



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Unparalleled Local Expertise

FOR MORE INFORMATION, PLEASE CONTACT:

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