

58 GREAT REPUBLIC DR

GLOUCESTER, MA

FOR SALE | 10.67 AC MULTIFAMILY DEVELOPMENT OPPORTUNITY

- Excellent 40B opportunity
- Situated in the Blackburn Industrial Park



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PROPERTY DESCRIPTION

10.67 AC Commercial Land Site for Sale. Strategically located in Gloucester's established Blackburn Industrial Park, 58 Great Republic Drive offers prime commercial space with seamless access to Routes 128, 133, and I-95—ideal for logistics, marine, or techfocused operations. Surrounded by federal agencies and industry leaders, this property delivers both prestige and practical connectivity on Cape Ann.

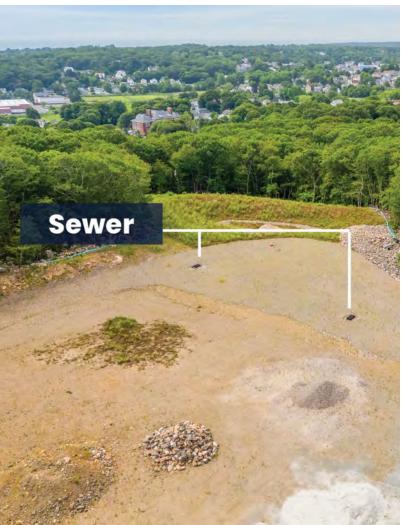
PROPERTY HIGHLIGHTS

- 20 Minute walk to Gloucester MBTA Commuter Rail Station
- 1.6 Miles from Good Harbor Beach
- 1.5 Miles from Route 128
- 19.8 Miles from Route 1
- 20.5 Miles from I-95

PROPERTY SPECIFICATIONS

Building Size:		85,000 SF	
Lot Size:	10.76 AC		
Gloucester 40B Status:		7 out of 10% requirement met	
Zoning:		Business Park (BP); industrial-heavy usage allowed	
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,671	16,395	26,014
Total Population	27,903	36,127	64,286
Average HH Income	\$117,633	\$122,974	\$166,490







UTILITIES OVERVIEW

- Serviced utility ready site
 - Leveled and excavated; turnkey development
- Serviced plot
 - Sewage installed
 - Gas installed
 - Utility ready electric
- Graded for excavation of water drainage/runoff







LOCAL COMPANIES/AMENITIES



Addtional Companies



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