



# 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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COMPANY

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# TABLE OF CONTENTS

---

PROPERTY SUMMARY **03**

---

LOCAL AMENITIES **06**

---

UTILITY OVERVIEW **04**

---

LOCATION OVERVIEW **07**

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REGIONAL MAP **05**

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CONTACT **08**

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# PROPERTY SUMMARY



## 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 tech-focused 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



127



128



GOOD HARBOR BEACH

58 Great Republic Drive,  
Gloucester, MA





## Downtown Gloucester



## Good Harbor Beach





## LOCAL COMPANIES / AMENITIES

### Additional Companies

**HARBOR 9 GOLF**  
SPORTS BAR

**Lahey Health**  
Urgent Care



**Marshalls**

**ACE**  
The helpful place.

**CVS**

**Cometeer**

**SEA PORT**  
VETERINARY HOSPITAL

**Harborside Dental**  
We Brighten Family Smiles

**EastCoast**  
TIRE & AUTO REPAIR

**Ocean Optical, Inc.**  
127 Eastern Ave Gloucester, MA 01938  
978.682.1925

**GLOUCESTER**  
CROSSING

**CAPE ANN MARKETPLACE**

**SANFILIPPO**  
EYE CARE

**Churchill**  
PROPERTIES

**Cape Ann**  
Savings Bank

**GLOUCESTER**  
BIOTECHNOLOGY  
ACADEMY



**Common Crow**  
Natural Market

**DAVIS STANDARD**

**COASTAL**  
ORTHOPEDIC  
Associates

**Gloucester School District**

**varian**  
semiconductor  
equipment

**HELIIX**  
MEDICAL

**Applied Mathematics**

**Blackburn Business Center**

**Babson-Elwell & Davis**  
Insurance

**Gloucester Biotechnology Academy**



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