

OFFERING MEMORANDUM
551 • 561 • 585 • 625 Broadway Road
Dracut, Massachusetts
27.36± ACRE INDUSTRIAL LAND ASSEMBLAGE

Industrial Development • Owner/User • Investment Opportunity

Exclusively Offered By

Shawn Blades
Team Blades Realty
RE/MAX Innovative Properties

Executive Summary

Team Blades Realty is pleased to exclusively present an opportunity to acquire approximately **27.36± contiguous acres** located on Route 113 (Broadway Road) in Dracut, Massachusetts. The offering consists of four contiguous parcels featuring existing industrial improvements, contractor facilities, garages, outdoor storage, and a brick office/residential building. The site offers immediate operational functionality together with long-term redevelopment potential, subject to buyer due diligence and municipal approvals.

Investment Highlights

- 27.36± Acres
- Four Contiguous Parcels
- Industrial-1 (I-1) Zoning
- 948± Feet of Frontage
- Existing Industrial Campus
- Existing Curb Cut
- Municipal Water Available
- Natural Gas Available
- Electric Available
- Existing Buildings & Contractor Yard
- Excellent Access to I-93, I-495 & Route 3
- Long-Term Redevelopment Potential

Item	Details
Property	Broadway Road Industrial Land Assemblage
Address	551, 561, 585 & 625 Broadway Road
Town	Dracut, MA
Land Area	27.36± Acres
Frontage	Approx. 948 Feet
Zoning	Industrial-1 (I-1)
Utilities	Municipal Water, Natural Gas & Electric at Street

Offering	Fee Simple
Asking Price	\$5,700,000

Contact Information

Shawn Blades

Team Blades Realty

RE/MAX Innovative Properties

Cell: 978-726-1768

Email: shawnblades99@gmail.com

Property Website:

<https://jennifer-willis-photography.aryeo.com/sites/625-broadway-road-dracut-ma-01826-26827066/branded>