

Investment Highlights

Broadway Road Industrial Land Assemblage 551, 561, 585 & 625 Broadway Road Dracut, Massachusetts

- 27.36± contiguous acres offered as a single assemblage.
- Industrial-1 (I-1) zoning across all four parcels.
- Approximately 948 feet of frontage on Broadway Road (Route 113).
- Existing curb cut providing established site access.
- Existing residence, industrial buildings, garages and contractor yard.
- Municipal water, natural gas and electric available at the street.
- High-resolution aerial photography, engineering plans and due diligence available.
- Prior conceptual development work completed.
- Convenient access to I-93, I-495, Route 3, Lowell and Southern New Hampshire.
- Suitable for owner-user, industrial redevelopment, warehousing, manufacturing, contractor yard and investment uses, subject to approvals.

Property Facts	
Offering Price	\$5,700,000
Land Area	27.36± Acres
Parcels	4 Contiguous Parcels
Frontage	Approx. 948 Feet
Zoning	Industrial-1 (I-1)
Access	Existing Curb Cut
Improvements	Residence, Industrial Buildings, Garages & Yard

Investment Thesis

The assemblage combines significant land area, industrial zoning, existing operational improvements, substantial road frontage, and an extensive due diligence package. This combination provides flexibility for both owner-users and developers evaluating future industrial projects, subject to independent verification and governmental approvals.