

Section 3 – Property Overview (Revised)

Overview

This offering consists of approximately **27.36± contiguous acres** across four Industrial-1 zoned parcels located along Broadway Road (Route 113) in Dracut, Massachusetts. The assemblage provides approximately **948 feet of frontage**, an existing curb cut, municipal water and sewer at the street, natural gas, electric service, and multiple existing buildings that can provide immediate utility while future redevelopment plans are pursued.

The property is well suited for a variety of industrial and commercial uses including warehouse, manufacturing, flex space, contractor yard, distribution, storage, and other permitted Industrial-1 uses, subject to local approvals. Existing environmental features, including wetlands and certified vernal pools, have been identified and should be incorporated into future site planning. Previous conceptual engineering demonstrates that meaningful development remains possible despite these constraints.

Located minutes from Interstate 93, Interstate 495, Route 3, and the New Hampshire border, the site offers excellent regional access throughout Greater Boston and Southern New Hampshire. The combination of size, frontage, infrastructure, zoning, and redevelopment potential makes this one of the largest privately available industrial land assemblages in the region.