

Section 6 – Utilities & Infrastructure

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

Infrastructure Overview

The assemblage benefits from an established location along Broadway Road (Route 113) with existing site access and nearby public utility infrastructure. Existing improvements and transportation access enhance the property's flexibility for future industrial redevelopment, subject to buyer due diligence and approvals.

Infrastructure	Status / Notes
Road Frontage	Approximately 948 feet on Broadway Road (Route 113)
Site Access	Existing curb cut
Municipal Water	Available at the street
Natural Gas	Available at the street
Electric Service	Available at the street
Existing Improvements	Residence, industrial buildings, garages, contractor yard
Regional Access	Convenient to I-93, I-495, Route 3 and Southern NH

Transportation Advantages

- Excellent visibility along Route 113.
- Efficient truck access to Interstate 93 and Interstate 495.
- Close proximity to Lowell and Southern New Hampshire.
- Suitable regional location for industrial, warehouse and contractor operations.

Utility & Infrastructure Disclaimer

Utility availability is based on information assembled by the seller. Purchasers should independently verify capacity, connection requirements, and costs with the applicable utility providers and municipal departments.