

Section 4 – Engineering & Development

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

Engineering Overview

A substantial amount of preliminary engineering and planning work has been completed for portions of the property. Previous concept plans evaluated industrial development layouts, circulation, parking, grading, utilities, and stormwater management. These materials are provided as historical due diligence and should not be interpreted as approvals for future development.

Completed Planning Work	Status
Conceptual Site Layout	Completed
Building Layout Studies	Completed
Parking & Circulation	Completed
Stormwater Concept	Completed
Utility Planning	Completed
Existing Conditions Review	Completed
Planning Board Submission	Completed (proposal not approved)

Planning History

A prior development concept for the frontage parcels advanced through the local planning process. Based on information provided by the owner, the proposal was associated with a cannabis-related use and was not approved due to the regulatory circumstances surrounding that application at the time. This should not be interpreted as a determination regarding the feasibility of other future industrial uses, which remain subject to independent design, permitting, and municipal review.

Development Considerations

- Industrial I-1 zoning provides a strong foundation for future industrial uses.
- Existing curb cut and frontage support site access.
- Existing improvements may provide interim operational value.
- Environmental constraints should be incorporated into future engineering.
- Purchasers should complete their own due diligence and obtain all required approvals.

The engineering documents assembled by the seller are intended to assist prospective purchasers in evaluating the property and may reduce preliminary investigation time. They do not constitute development approvals or guarantees of future permitting.