

625 Broadway Road, Dracut, MA

Current Buildings & Improvements

Property Summary

The 625 Broadway Road parcel serves as the primary improved parcel within the 27.36± acre industrial assemblage. The property is currently occupied and provides immediate functionality while offering long-term redevelopment potential. Existing improvements may provide interim income, owner-user occupancy, equipment storage, or contractor operations while future development plans are pursued.

Existing Improvements

Main Residence / Office Building

- Well-maintained residential dwelling currently located on the property.
- Suitable for office conversion, contractor headquarters, or caretaker residence (subject to local approvals).

Industrial Garage / Shop Buildings

- Multiple industrial-style garage/shop buildings supporting contractor and industrial uses.
- Ideal for equipment maintenance, fabrication, vehicle storage, warehousing, or service operations.

Outdoor Storage Yard

- Large established outdoor storage and parking areas.
- Accommodates heavy equipment, trailers, fleet vehicles, construction materials, and contractor staging.

Existing Site Infrastructure

- Existing curb cut on Route 113 (Broadway Road).
- Approximately 948 feet of frontage across the assemblage.
- Municipal water and sewer available at the street.
- Natural gas and electric service available.

Investment Perspective

Unlike vacant industrial land, the existing improvements provide immediate utility while preserving future redevelopment options. A purchaser may continue utilizing the buildings, renovate them for industrial or office use, or incorporate them into a larger master redevelopment plan, subject to permitting and approvals.

Note: Building descriptions are based on observable site improvements and prior project information. Buyers should verify all building dimensions, permitted uses, utilities, and condition during due diligence.