

LAND FOR SALE

14.55 Acres of Developable Land



10B & 11A Blackburn Industrial Park, Gloucester, MA

Klemmer Associates is pleased to offer a total of 14.55 acres of developable land at the Blackburn Industrial Park in Gloucester, MA. The site consist of two (2) lots on Great Republic Drive, 10B of 3.79 acres and 11A with 10.76 acres. Zoning (BP) allows for many different uses including, manufacturing, warehouse, and office.

For more information contact



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Blackburn Industrial Park

Gloucester, Massachusetts



KLEMMER ASSOCIATES, LLC
COMMERCIAL REAL ESTATE SERVICES

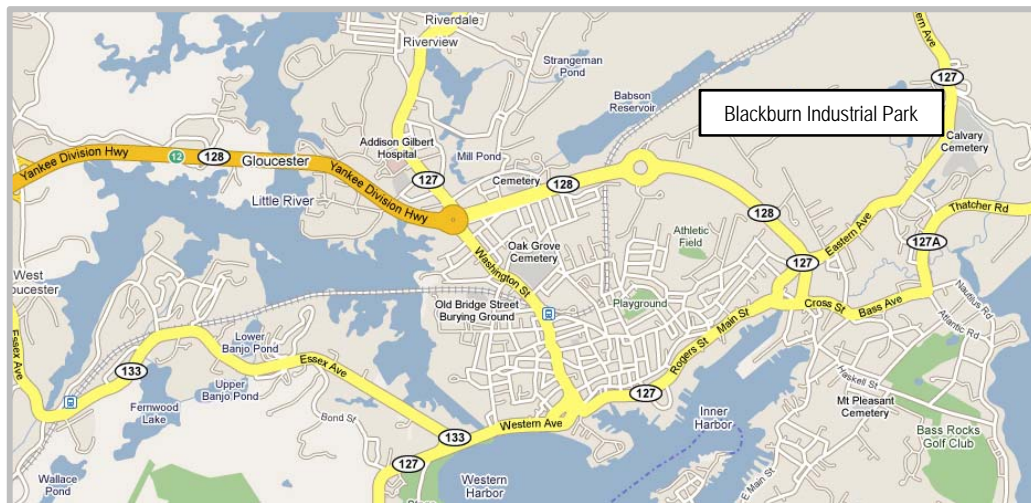
SPECIFICATIONS

- Land Area:** **Total:** 14.55 acres
 Lot 10B: 3.79 acres
 Lot 11A: 10.76 acres (9.91 +/- usable)
- Zoning:** BP (Business Park)
- Water/Sewer:** Municipal, City of Gloucester
- Utilities:** Water, Gas, and Electric in place
- Site Plans:** Topographical plans with wetland delineations are available. Wetland delineations will require updating. Subsurface soils testing has been completed and available
- Park Covenants:** Available upon request

Potential Building Footprint:

Lot	Total SF	Office SF	Industrial SF	Parking
10B	45,000	9,000	36,000	102
11A	65,000	13,000	52,000	147

*The lot utilization studies are to be used only as a guide. Actual building sizes and building to land ratios will vary with building use types.



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

For additional information or to sign up for our online service

781.729.5000 or online at www.klemmerassoc.com