

# AVAILABLE FOR SALE

## Lot 11A Great Republic Drive

Blackburn Industrial Park, Gloucester, Massachusetts

10.76 Acres Land for Development



Please contact for more information:

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### PROPERTY OVERVIEW

Klemmer Associates is pleased to offer Lot 11A consisting of 10.76 acres of developable land at the Blackburn Industrial Park in Gloucester, MA. Zoning (BP) allows for many different uses including, manufacturing, warehouse, and office.



**KLEMMER ASSOCIATES, LLC**  
COMMERCIAL REAL ESTATE SERVICES

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*For additional information or to sign up for our online service*

**781.729.5000** or **www.klemmerassoc.com**

### SPECIFICATIONS

**Land Area:** 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

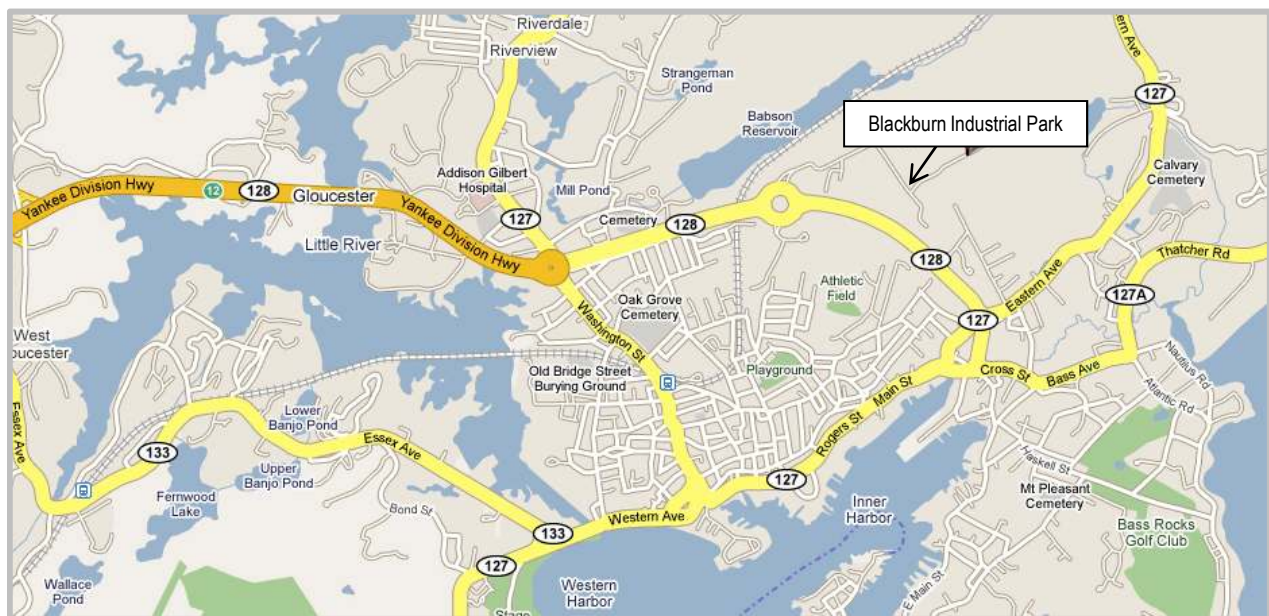
**Site Plans:** Topographical plans with wetland delineations are available. Wetland delineations will require updating. Subsurface soils testing has been completed and available

**Park Covenants:** Available upon request

**Potential Building Footprint:**

| Lot | Total SF | Office SF | Industrial SF | Parking |
|-----|----------|-----------|---------------|---------|
| 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.



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