

AVAILABLE FOR SALE/LEASE

148 Sohier Road

Beverly, Massachusetts

29,000-39,600 SF Industrial/Manufacturing



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PROPERTY OVERVIEW

Klemmer Associates is pleased to announce that 148 Sohier Road in Beverly is available for sale or lease. The entire building consists of 39,600 square feet of industrial space that was recently renovated and fully air-conditioned. 29,400 square feet is available for immediate use.

Located on 3.8 acres of land, 148 Sohier Road is ideally suited for light manufacturing and distribution. Access is immediately off of Route 128 and minutes from downtown Beverly and Routes 1 and I-95. Beverly is an economic target zone allowing users potential tax breaks.



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

Building Size:	39,600 SF total	Power:	1,400 amps; 120/208 volts
Available for Lease:	29,400 SF	Loading:	Two (2) exterior docks
Land Area:	3.8 acres	Cranes:	Two (2) 1-2 tons
Ceiling Height:	12' 5"	Sprinklers:	100% wet throughout
Heating:	Gas fired, forced hot water	Water/Sewer:	Municipal
Air-Conditioning:	155 tons - throughout	Zoning:	IP (Industrial Park)
Parking:	2.2/1000		



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