



Land For Sale

107 Tenney Street

Georgetown, MA 01833

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**NORDLUND
ASSOCIATES**

Property Summary



NORDLUND
ASSOCIATES

PLAN REFERENCE:
ASSASSORS MAP REFERENCE:



PROPERTY DESCRIPTION

107 Tenney Street is a 10.59-acre parcel zoned IB (Light Industrial) which supports light industry, warehouse, research & development and business offices. Situated within a developed area of flex and industrial type buildings that support a variety of applications. Engineering plans have been generated that support development of a 7,500 SF Industrial Building with swing space for trailers and cabs as well as wetlands delineation and environmental study. The property is located approximately 1.25 miles northeast of Rt. 133 and 1.75 miles north of exit 78 on I-95.

PROPERTY HIGHLIGHTS

- Well located site, highway access
- Preliminary concept plan site supports 7,500 SF

OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	10.59 Acres

ADDITIONAL LINKS

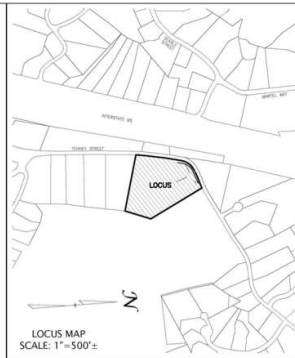
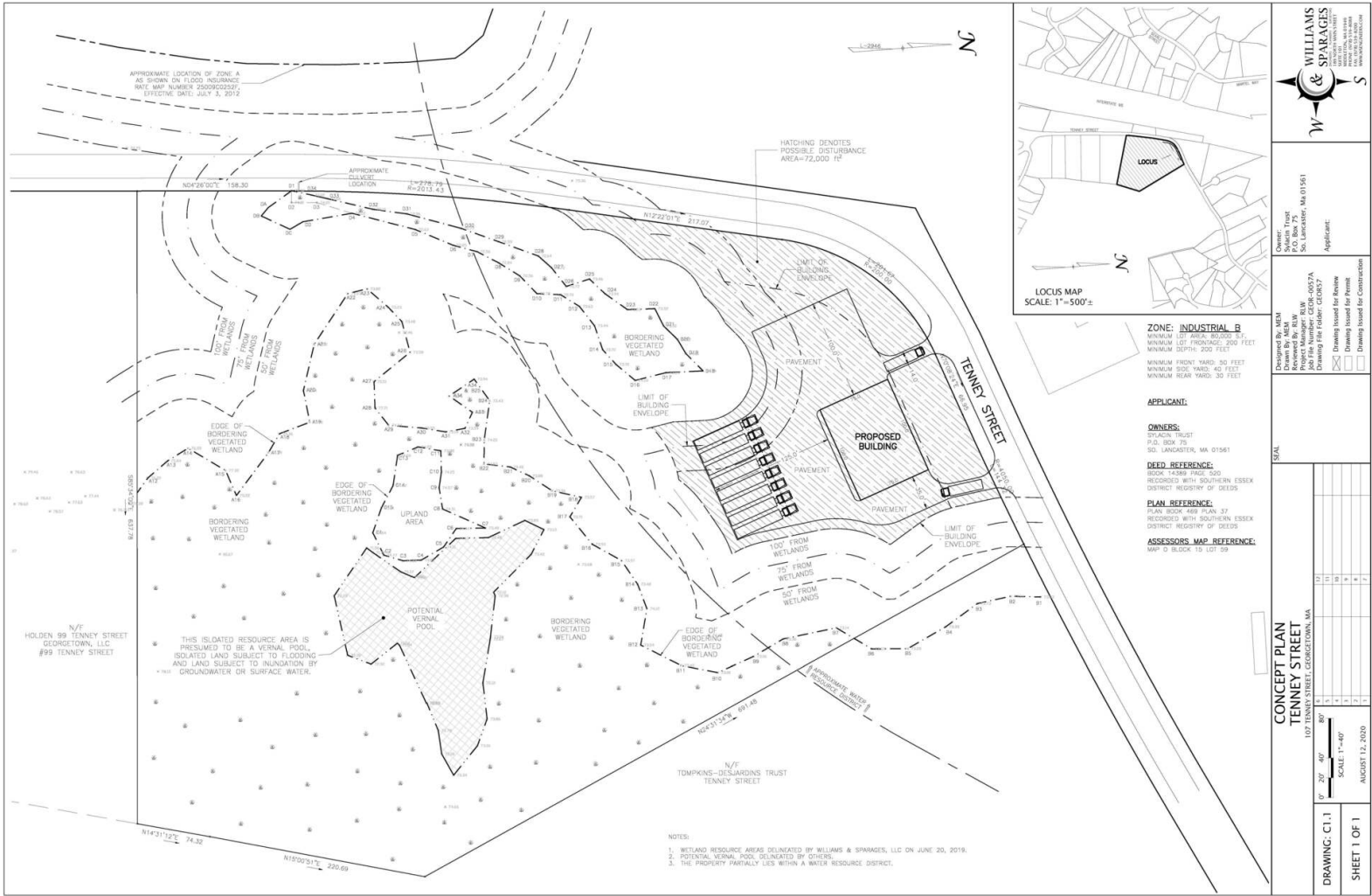
[Georgetown Zoning Schedule](#)

Concept Plan



APPLICANT:
NORLUND ASSOCIATES

PLAN REFERENCE:
ASSESSORS MAP REFERENCE:



WILLIAMS & SPARAGES
INCORPORATED
107 TENNEY STREET, GEORGETOWN, MA 01931
TEL: 978-851-1111
WWW.WILLIAMSANDSPARAGES.COM

Owner: Spacyn Trust
P.O. Box 75
S.G. Lancaster, MA 01951
Applicant:

Designed by: W&S
Reviewed by: RW
Job File Number: CCR-0057A
Drawing File Folder: CCR057

Drawing based for Review
 Drawing based for Permit
 Drawing based for Construction

ZONE: INDUSTRIAL B
MINIMUM LOT AREA: 30,000 SQ. FT.
MINIMUM LOT FRONTAGE: 200 FEET
MINIMUM LOT DEPTH: 200 FEET
MINIMUM FRONT YARD: 50 FEET
MINIMUM SIDE YARD: 40 FEET
MINIMUM REAR YARD: 30 FEET

APPLICANT:
OWNERS:
SPACYN TRUST
P.O. BOX 75
S.G. LANCASTER, MA 01951

DEED REFERENCE:
BOOK 1488 PAGE 920
RECORDED WITH SOUTHERN ESSEX DISTRICT REGISTER OF DEEDS

PLAN REFERENCE:
PLAN BOOK 489 PLAN 37
RECORDED WITH SOUTHERN ESSEX DISTRICT REGISTER OF DEEDS

ASSESSORS MAP REFERENCE:
MAP D BLOCK 15 LOT 59

CONCEPT PLAN
TENNEY STREET
107 TENNEY STREET, GEORGETOWN, MA

SCALE: 1"=40'

DRAWING: C1.1
SHEET 1 OF 1

AUGUST 12, 2020

- NOTES:
1. WETLAND RESOURCE AREAS DELINEATED BY WILLIAMS & SPARAGES, LLC ON JUNE 20, 2019.
 2. POTENTIAL VERNAL POOL, DELINEATED BY OTHERS.
 3. THE PROPERTY PARTIALLY LIES WITHIN A WATER RESOURCE DISTRICT.

Regional Map



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