



As the exclusive agent, Nordlund Associates, Inc. is pleased to present:

# 2A Moulton Street

## Georgetown, MA

Nordlund Associates Inc is pleased to present this rare opportunity to acquire a free standing Flex/Industrial facility in Georgetown, Massachusetts.

2A Moulton Street consists of approximately 14,314 Total Building SF including a recently fully-renovated 11,114 SF manufacturing, office, and showroom facility of masonry construction and 3,200 SF Garage (rear of property) of wood construction. The property consists of 1.06 +/- Acres and primary building features, 3 phase power, fire suppression system, existing Spray Booth (permitted), modern LED lighting, newer roof (2015), new asphalt (2022). Many permitted uses allowed within the Light Industrial zone.

**For Sale: \$2,300,000\***

\*Existing Cabinet Showroom and Manufacturing Business & Equipment also available / optional.

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ASSOCIATES**

# 2A Moulton Street- Building Specifications



## Current Building Configuration:

• Primary Flex Building (Front)	11,114 SF +/- (Footprint = 186' x 59'9")
• Secondary Garage Bays Storage (Rear)	3,200 SF +/- (Footprint = 60' x 20')
<b>TOTAL</b>	<b>14,314 SF +/-</b>
<b>Finished Office, Baths, Showroom Areas: 1,100 SF +/-</b>	<b>Manufacturing Shop/Warehouse Area = 10,000 SF +/-</b>
<b>Zoning:</b>	<b>Light Industrial</b>
<b>Lot Size:</b>	<b>1.06 Acres +/-</b>
<b>HVAC:</b>	<b>10 tons in Office and Showroom, Age=5 years</b>
<b>Internet:</b>	<b>Verizon</b>
<b>Electric/Natural Gas Providers:</b>	<b>Georgetown Municipal Light/National Grid</b>
<b>Power:</b>	<b>3 Phase - 600 Amp (120/208 Volt)</b>
<b>Clear Height:</b>	<b>11' +/-</b>
<b>Floors:</b>	<b>Reinforced Concrete</b>
<b>Lighting</b>	<b>LED Lighting (installed 2022)</b>
<b>Roof:</b>	<b>Membrane (installed 2015)</b>
<b>Water/Sewer:</b>	<b>Municipal Water &amp; Private Sewer</b>
<b>Loading:</b>	
• Primary Flex Building	2 Grade Level Overhead Doors
• Garage Storage Bays	(1) 12' wide x 8' high & (3) 8' wide x 7' high OH Doors
<b>Fire Suppression/Safety:</b>	<b>Sprinkler + Hardware Alarm</b>
<b>Built:</b>	<b>1925 - Renovated 2015</b>
<b>Real Estate Taxes:</b>	<b>\$ 10,063.15 (FY 2022)</b>
<b>Real Estate Only Sale Price:</b>	<b>\$2,300,000*</b>

\*Business and equipment optional/additional

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# Property Photos



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# Property Photos



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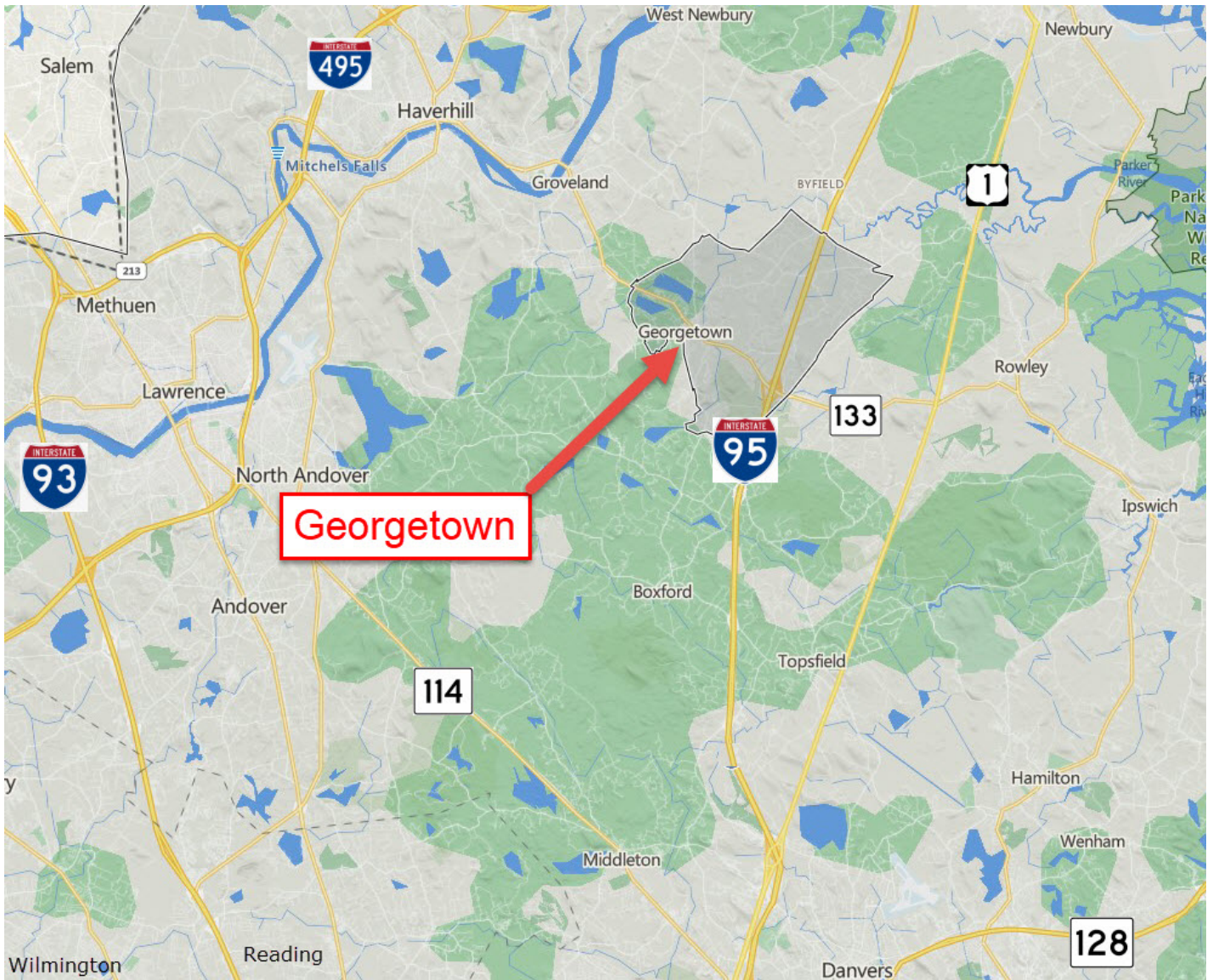
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# Regional Map



## LOCATION

- To Rte. 133: .3 miles
- To I-95: 2.0 miles
- To 495: 7.7 miles
- To 93: 13.2 miles

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# Site Plan & Floor Plans

## Primary Building Layout 2A Moulton Street

