

FULLY PERMITTED

Built to Suit Industrial Site or Land Lease

336 North Main Street

Middleton, MA 01949

Nordlund Associates Inc is pleased to present an Industrial Build to Suit Development and/or Land Lease in Middleton Massachusetts. The 11.5 Acre 169,000 SF property consists of two (2) contiguous parcels totaling approximately 11.5 acres (336 North Main Street, Middleton is 4.5 Acre zoned M1 and 0 Turnpike, North Andover is 7 Acres zoned I1).

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Property Summary



Lot Size

11.5 Acres



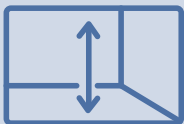
Total SF

+/- 169,000 SF



Land Lease Price

\$2.50 per SF



Ceiling Height

28'-32'



Zoning

**M1 (Middleton)
I1 (North Andover)**



Water & Sewer

**Municipal Water
Septic**



North Andover

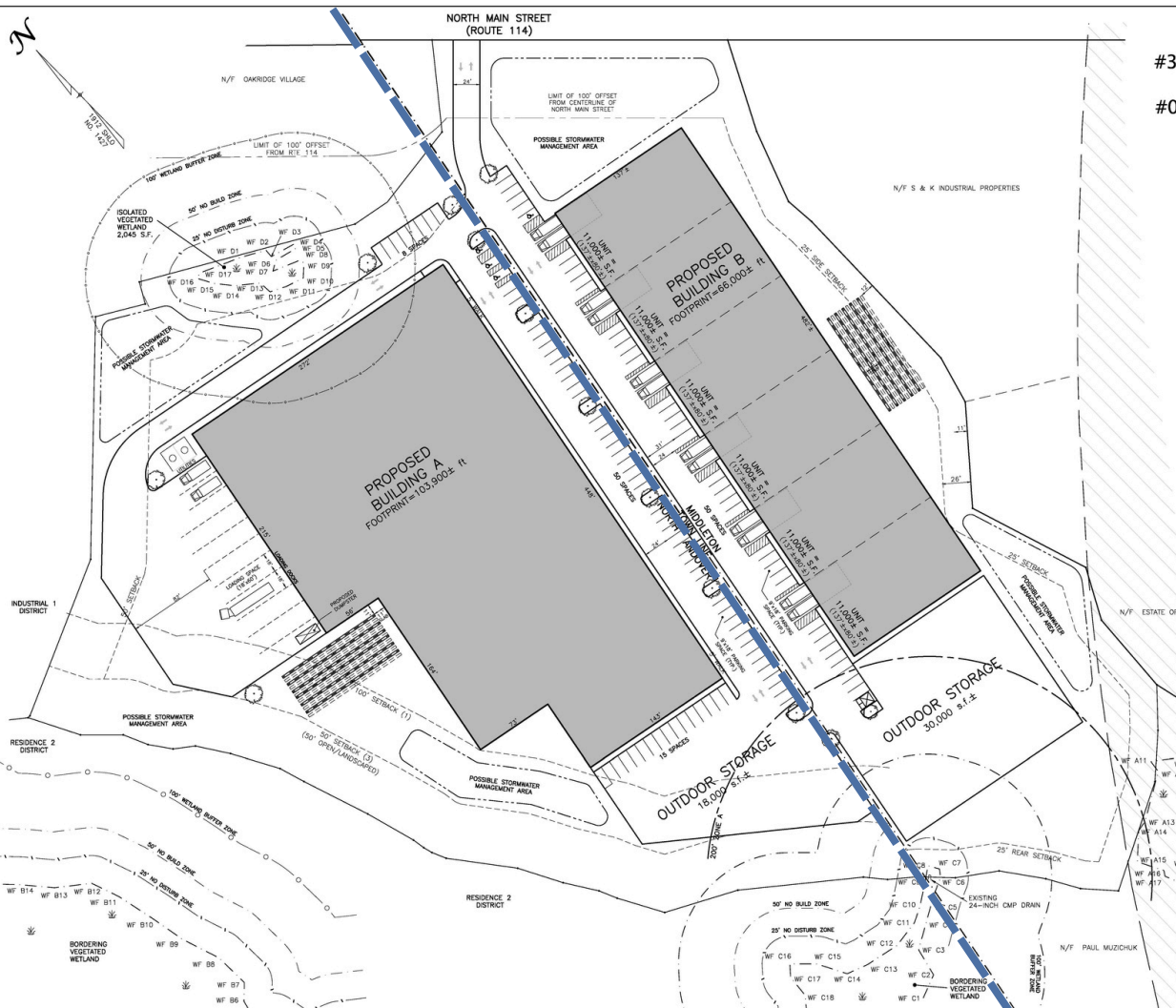
CONCEPT PLAN 1
#336 NORTH MAIN STREET, MIDDLETON
&
#0 TURNPIKE STREET, NORTH ANDOVER



SCALE: 1" = 40' DATE: SEPTEMBER 9, 2021

NORTH ANDOVER ZONING TABLE BUILDING A		MIDDLETON ZONING TABLE BUILDING B	
ZONE: INDUSTRIAL 1 DISTRICT - I1		ZONE: LIGHT INDUSTRY - M1	
REQUIRED/ALLOWED		REQUIRED/ALLOWED	
MINIMUM LOT AREA	80,000 SF	MINIMUM LOT AREA	60,000 SF
MINIMUM LOT FRONTAGE	150 FT.	MINIMUM LOT FRONTAGE	150 FT.
MINIMUM FRONT SETBACK	50 FT.	MINIMUM FRONT SETBACK	30/100 FT.
MINIMUM SIDE SETBACK	50 FT.	MINIMUM SIDE SETBACK	25 FT.
MINIMUM REAR SETBACK	50 FT.	MINIMUM REAR SETBACK	25 FT.
1. IN ALL DISTRICTS EXCEPT VILLAGE, COMMERCIAL AND ANY CORRIDOR DEVELOPMENT DISTRICT, FRONT SETBACKS ALONG ROUTE 114 SHALL BE A MIN. OF 100 FEET. FRONT SETBACKS SHALL BE 100' ALONG 125 IN INDUSTRIAL 1 AND 2 DISTRICTS. THE FIRST 50 FEET OF FRONT SETBACKS UNDER THIS REQUIREMENT SHALL BE MADE TO PROVIDE AN EFFECTIVE VISUAL BUFFER AND NO PARKING SHALL BE PERMITTED.		2. SIDE & REAR YARD IF ADJACENT TO RESIDENTIAL DISTRICT.	
3. ADJACENT TO RESIDENTIAL DISTRICTS, THE REQUIRED SIDE OR REAR SETBACK SHALL BE 100 FEET. THE FIRST 50 FEET OF SUCH SETBACK ADJACENT TO THE RESIDENTIAL DISTRICT SHALL REMAIN OPEN AND GREEN, BE SUITABLE LANDSCAPED, UNPAVED, UNPAVED AND NOT PARKED UPON.			

NORTH ANDOVER PARKING TABLE BUILDING A		MIDDLETON PARKING TABLE BUILDING B	
USE: WHOLESALE		USE: WHOLESALE	
0.7 PER KSF (1,000) OF A 103,900 S.F. / 1,000 x 0.7 = 73 SPACES (3 HANDICAPPED)		1 SPACE PER 1.2 PERSON EMPLOYED ON THE LARGEST SHIFT PLUS 1 SPACE FOR EACH COMPANY-OWNED AND OPERATED VEHICLE AND LOADING SPACE FOR ALL DELIVERY OR SHIPPING TRUCKS.	
PROVIDED = 73 SPACES (3 HANDICAPPED)		60 EMPLOYEES	
		45/1.2 = 40 SPACES (+10 Company Vehicles) (3 HANDICAPPED)	



Middleton



North Andover

CONCEPT PLAN
 #336 NORTH MAIN STREET
 MIDDLETON, MA
 #0 TURNPIKE STREET
 NORTH ANDOVER, MA



SCALE: 1" = 40' DATE: APRIL 10, 2024

RESIDENTIAL BUILDING SUMMARY	
BUILDING	UNITS
A1	62
A2	62
A3	48
A4	48
TOTAL	220

RESIDENTIAL 220 TOTAL UNITS
 278,000 S.F. ± 40 NFA = 220,800 S.F.
 220,000/220 UNITS = 1,000 S.F. ±/UNIT

INDUSTRIAL BUILDING SUMMARY	
UNITS	T2
AREA	61,920 S.F.
AREA/UNIT	5,160 S.F.
DIMENSION	120'x40'

RESIDENTIAL BUILDING PARKING	
340 SPACES = 1.5/UNIT	
10 HANDICAP SPACES	

INDUSTRIAL BUILDING PARKING	
30 EMPLOYEE ST. SPACES	
0 COMPANY VEHICLES	



Middleton

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.