Commercial Property for Sale

32-36 Walnut Street

Peabody, Massachusetts



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NORDLUND ASSOCIATES

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32-36 Walnut Street

Peabody, Massachusetts

As exclusive agency, Nordlund Associates Inc. is pleased to present 32–36 Walnut Street, Peabody for Sale. This 18,090 SF Flex Multi-Tenanted building is comprised of Office, Warehouse, and Retail units. Fully renovated in 2006, the property features a passenger elevator serving the office space, sprinkler system, 16’ clear height in warehouse, 600 amps of power, and code compliant bathrooms on each floor. Contact Nordlund to learn more about this unique owner-user opportunity.

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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.

Location Description

Located within a revitalized Downtown Peabody district and approximately one (1) mile from Route 128, the property offers convenient access to major highways and downtown dining, shops, and services. The location is within walking distance to public transportation and amenities.



Property Highlights

16' clear height (warehouse)

1 mile from major highways

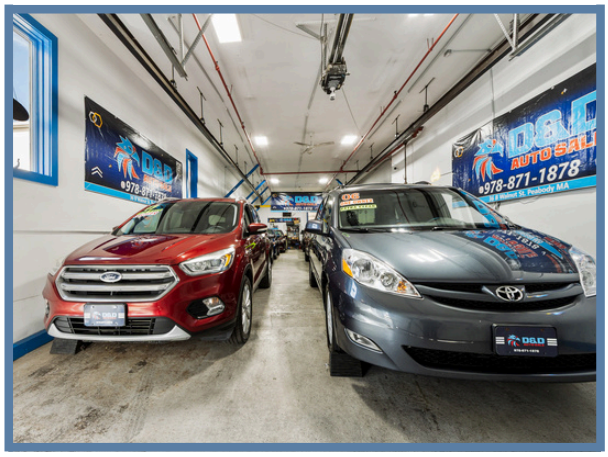
4 drive-in doors

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Property Specifications

Total Building SF	+/- 18,090 SF
Lot Size	0.22 Acres
No of Floors	3
Elevator	1
Sprinklers	Yes
Power Amps	600 amp. 3-phase
Power Volts	120/208
Zoning	GBD
Water/ Sewer	Municipal





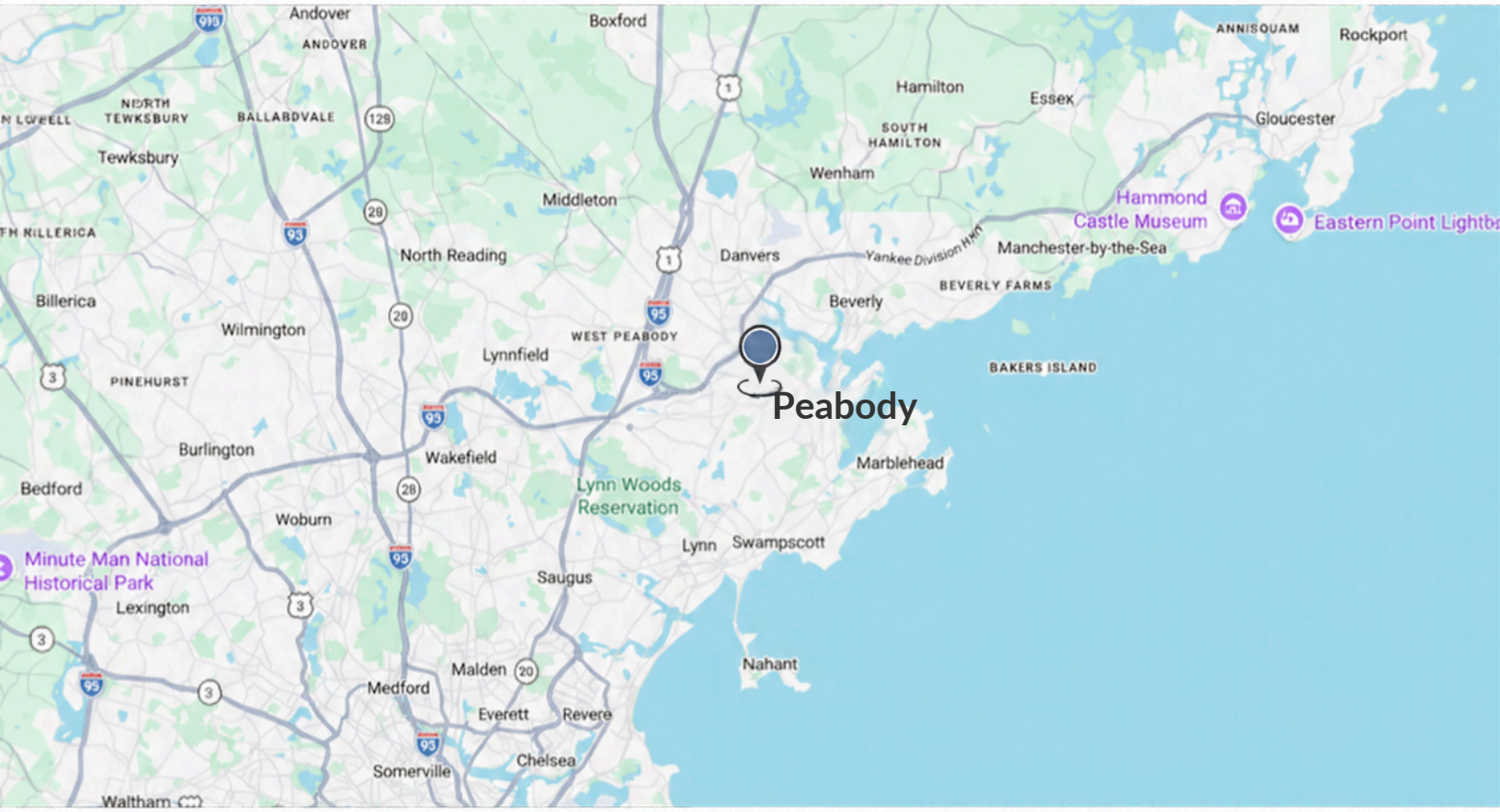




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Aerial

Nordlund Associates



Distances

To Rt 114: **1 mile**

To I-95: **1.5 miles**

To I-95 Rt 1: **4 miles**

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FOR MORE INFORMATION

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