

FOR SALE

# 39 Wallis Street

Peabody, MA 01960



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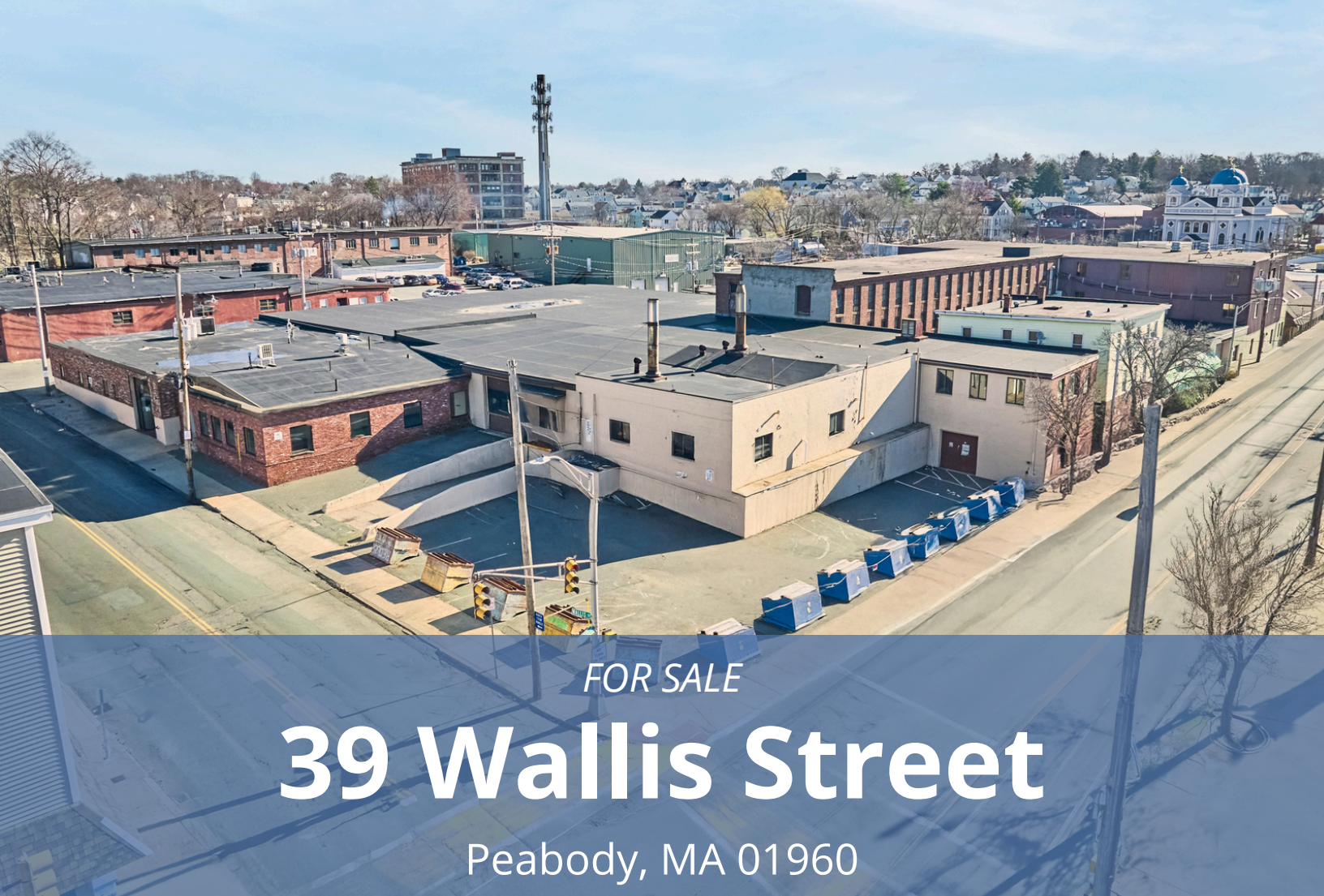


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FOR SALE

# 39 Wallis Street

Peabody, MA 01960

As exclusive agent, Nordlund Associates, Inc. is pleased to present 39 Wallis Street, Peabody for sale. Situated on +/- 1.91 acres in the downtown district of Peabody, this unique asset is located less than 2 miles from I-95/Route 128 and ¼ mile from Route 114. A long-standing manufacturing facility, this multi-building complex contains +/- 84,266 square feet, including about 60,500 square feet of first-floor office space, warehouse storage, and manufacturing, with the remaining balance consisting of multi-story space accessed by a freight elevator. The first floor can be accessed via multiple loading positions, including six at-grade doors and two tailboard loading docks.

Accompanying this property and functional industrial facility offering are permitted plans outlining a 132-unit mixed-use residential redevelopment opportunity. Current ownership has secured permits for a high-density mixed-use project. This thoughtfully planned development features 132 residential units, premium amenities, and parking, providing significant long-term value for prospective buyers.

Located minutes from downtown with access to major highways, public transit, and strong demographics, 39 Wallis Street offers a rare opportunity to acquire a functional industrial facility with long-term redevelopment potential.

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# Property Summary

39 Wallis Street, Peabody, MA is located within close proximity to major highways, and transportation hubs making it ideal for businesses looking to streamline their distribution and logistics operations. Businesses can benefit from the access to local parks, cafes, and restaurants that are all just minutes away.

- **+/- 84,266 Square Feet  
Commercial Industrial Property**
- **Multiple Loading Positions**
- **Ample power (1,200 and 1,600  
amp services)**



## Property Highlights



**Walkable Downtown**



**Permitted 132  
Unit Development**



**General Business  
District (GBD) Zoning**



# Property Summary

## Property Specifications

**Total Building SF** +/- 84,266 SF

First Floor: +/- 60,500 SF

Second Floor: +/- 11,883 SF

Third Floor: +/- 11,883 SF

**Lot Size** 1.91 Acres

**Loading** 6 at grade,  
2 tailboard (12')

**Power** 1,600 amp 208/120  
volt and a 1,200 amp  
240 volt service

**Fire Suppression:** Yes

**Ceiling Height** 10-12'

**RE Taxes** \$68,000 (2024)

**Zoning** General Business District (GBD)

**Freight Elevator** 2,500 lbs capacity

**Utilities** Heat: Oil/FHA



**Asking Price:** **\$3,395,000**



# Multi-Family Project



## Zoning Summary:

### Permitted Units: 132 Units

- 14 Three Bedroom Units
- 36 Two Bedroom Units
- 78 One Bedroom Units
- 4 Studio Units
- 33 Units are Affordable

### Parking: 202 Total Spaces

### 3,500+/- SF of Commercial Space

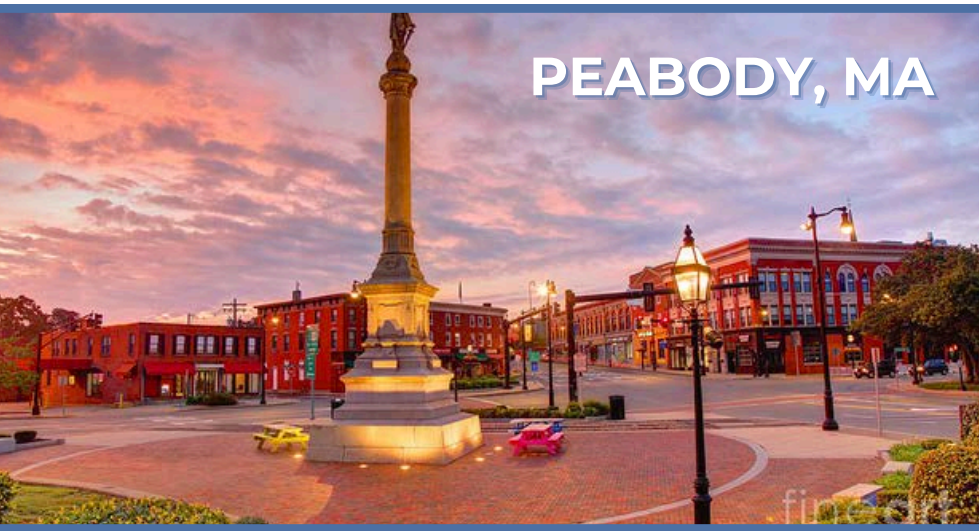
*Permits for Residential Development are valid through September 2028*



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# Market Overview



## Thriving | Connected | Convenient

Peabody, MA, is a dynamic North Shore community known for its strong local economy, convenient access to Greater Boston, and diverse residential options. Situated just 15 miles from Boston, Peabody offers a mix of urban accessibility and suburban comfort, making it a desirable location for families, professionals, and businesses alike.

With a rich industrial history that has evolved into a thriving commercial and residential hub, Peabody is home to top-rated schools, ample shopping and dining options, and expanding housing opportunities. The city's proximity to major highways—including I-95 and Route 1—along with public transit access, provides seamless connectivity to Boston and surrounding areas. Residents benefit from a strong local job market, recreational amenities, and an active downtown area. With a commitment to growth and development, Peabody continues to attract investment, offering long-term value for residential and mixed-use projects.



Population

**54,000+**



Household Income

**\$93,000+**



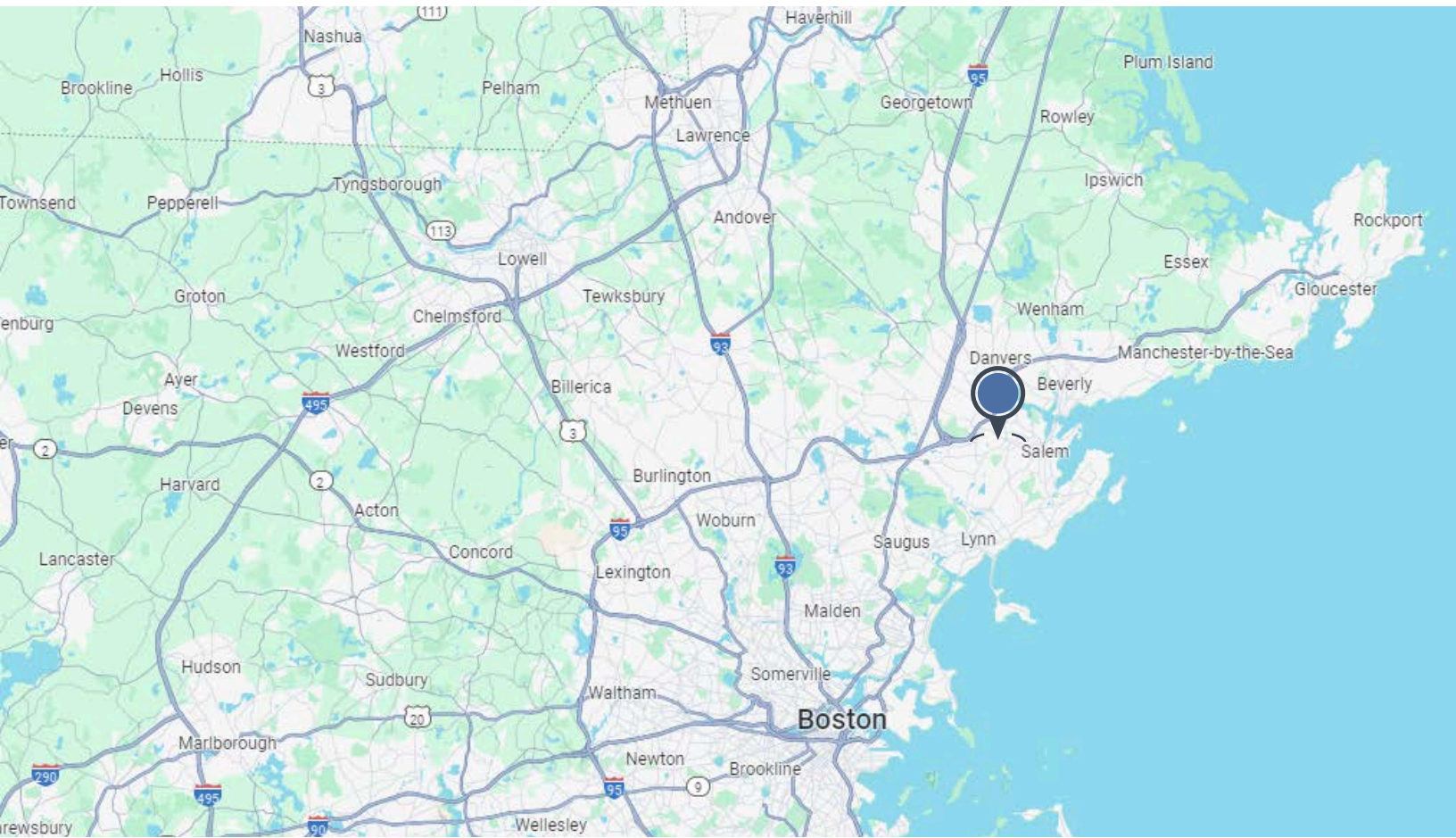
Home Value

**\$575,000+**



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# Map



## Drive Times

To Route 114: **1 Minutes/ 0.2 Miles**



To Route 128/I-95: **4 Minutes/ 1.5 Miles**



To Route 1: **6 Minutes/ 2.2 Miles**



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FOR MORE INFORMATION

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