

CALL FOR OFFERS

39 Wallis Street

Peabody, MA 01960



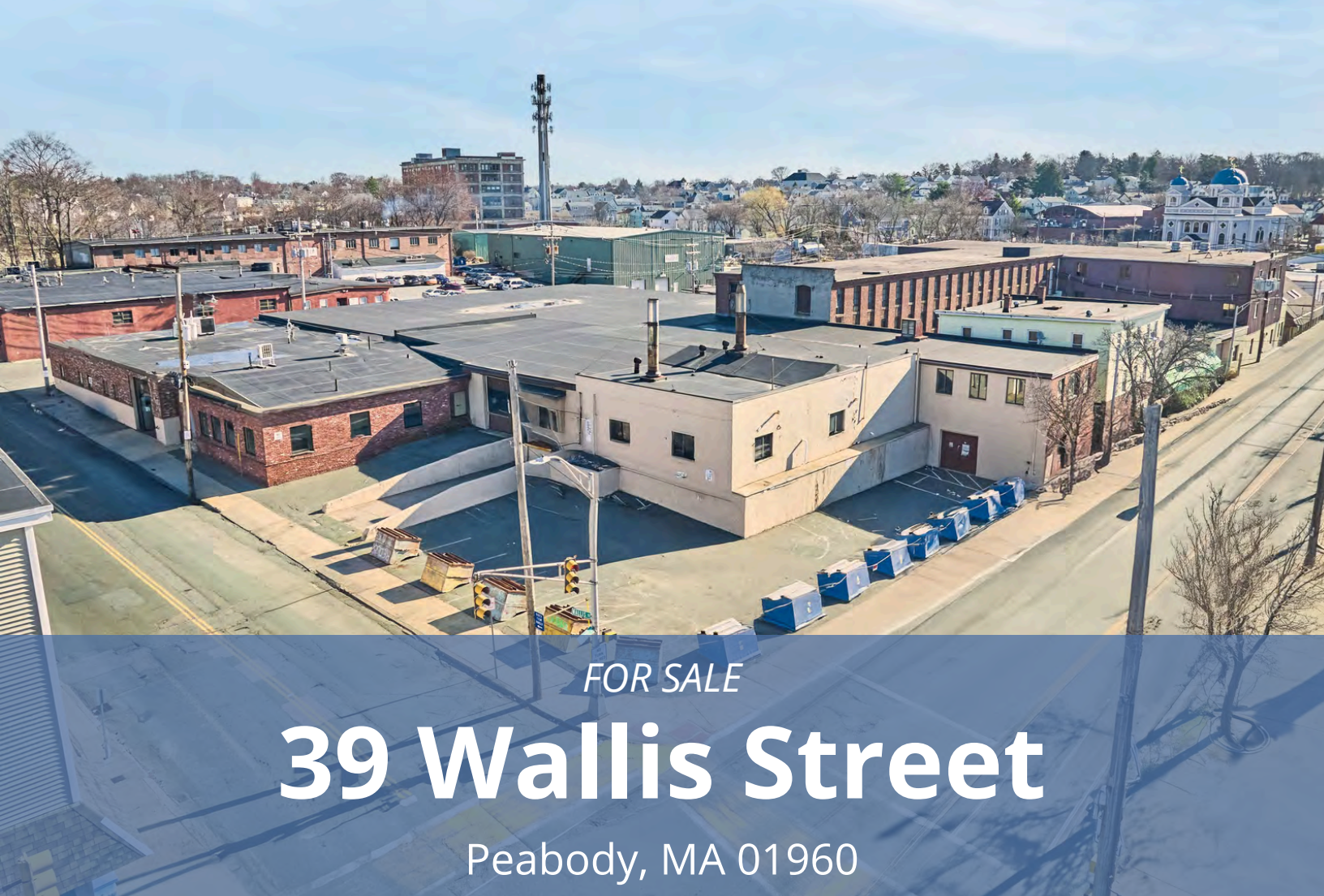
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NORDLUND
ASSOCIATES

www.NordlundAssociates.com

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.



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 47,000 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: +/- 47,000 SF

Second Floor: +/- 18,633 SF

Third Floor: +/- 18,633 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

Water/Sewer: Municipal W/S, access to Private
Well Water



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

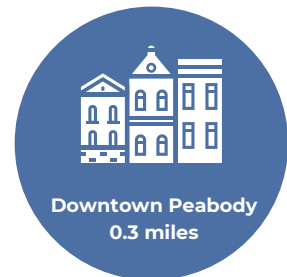
3,500+/- SF of Commercial Space

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+

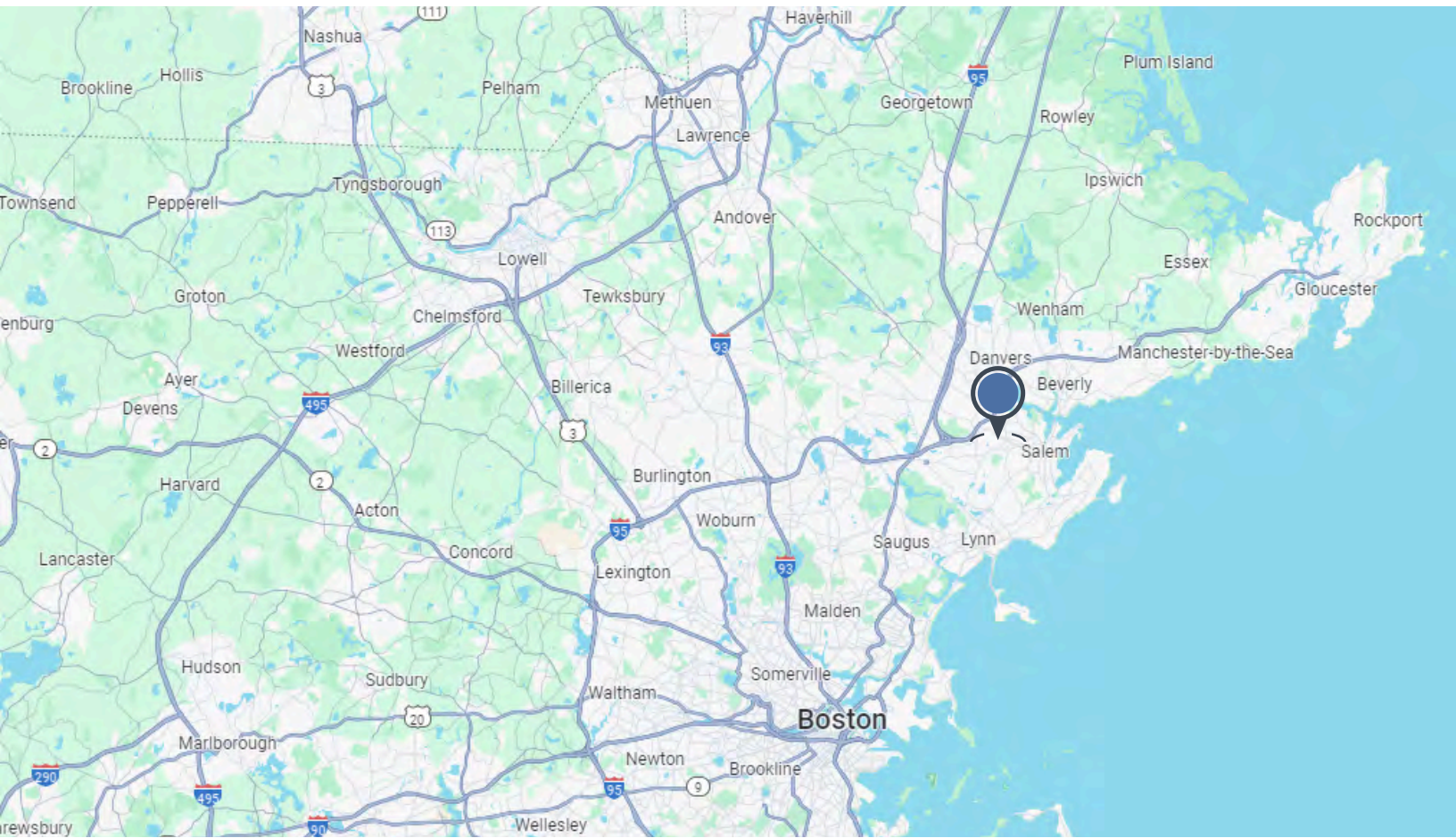


Home Value

\$575,000+



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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Term Sheet

Offers to purchase the property are to be accompanied by this term sheet filled out in its entirety.

Price: \$ _____

Deposit: \$ _____

Equity: \$ _____

Debt: \$ _____

Buyer Information:

Name of Entity Making Offer: _____

Proposed Use: _____

Contingencies

Due Diligence Period: _____

Time from Commitment to Closing: _____

Proposed Closing Date: _____

Miscellaneous: _____

The offering part hereby acknowledges that if it prevails in purchasing the property it will accept it in "As is" condition, subject only to the contingencies above.

Agreed to and Accepted by

Date

Calls for offers on the property are due by 4:00 PM Thursday June 5th, 2025. Please contact us with any questions regarding the property and/or schedule a tour.

FOR MORE INFORMATION

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