

Industrial Property For Sale

58 Swan Street

Medford, MA 02155



Chris Everest

ceverest@nordlundassociates.com
(978) 762-0500 x 101

Brenden McCarthy

bmccarthy@nordlundassociates.com
(857) 266-6510

www.NordlundAssociates.com



NORDLUND
ASSOCIATES



Industrial Property For Sale

58 Swan Street

Medford, MA 02155

Nordlund Associates Inc. is pleased to present 58 Swan Street, Medford, MA for sale.

58 Swan St is a 5,895 square foot (SF) industrial building situated on .18 acres located in an industrial park off Mystic Avenue approx. ¼ mile to Rt. 16 and the on ramp of I-93 North and South.

The building 1 structure, configured with limited office and approximately 5,000 square feet of production area with 16' clear height and a 9'wide x 10' high overhead door. The building has a brick exterior, wide mostly open interior with a full lower-level floor plate. Lower level is accessible by two staircases and ranges from 4' to 5' clear height formerly used for part storage by the previous tenant and houses the fire suppression main.

Chris Everest

ceverest@nordlundassociates.com
(978) 762-0500 x 101

Brenden McCarthy

bmccarthy@nordlundassociates.com
(857) 266-6510



**NORDLUND
ASSOCIATES**

www.NordlundAssociates.com

Measurements

Space Available:	5,895 SF
Warehouse Approx.:	5,000 SF
Lower Level:	5,895 SF
Ceiling Height:	16'
Parking Spaces:	6 spaces
Zoning:	IP
Drive-in Doors:	1 (9' w x 10' h)



Proposed Price

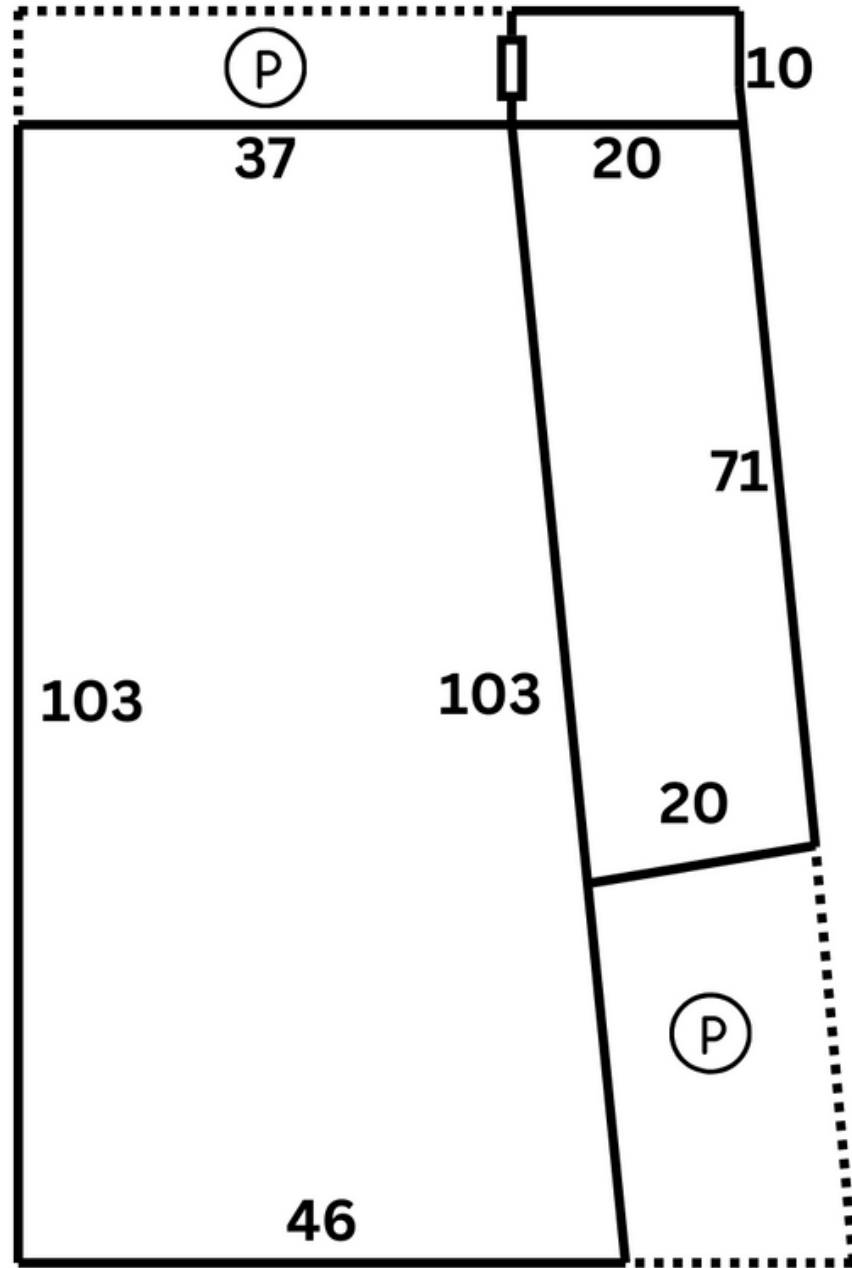
CALL FOR PRICING

Utilities

Electric:	National Grid
Power:	600 Amp/208V
Gas:	National Grid
Water/Sewer:	Municipal

Rt. 16 / I-93 on Ramp

James St



Swan St



Distances

To Route 16: **1 Minute / .2 Miles**



To I-93: **1 Minute / .25 Miles**



CHRIS EVEREST

CEVEREST@NORDLUNDASSOCIATES.COM

(978)-762-0500 x 101



BRENDEN MCCARTHY

BMCCARTHY@NORDLUNDASSOCIATES.COM

(857)-266-6510



NORDLUND
ASSOCIATES

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.