

Permitted Development FOR SALE OR LEASE

60 Pulaski Street

Peabody, Massachusetts



Chris Everest

ceverest@nordlundassociates.com

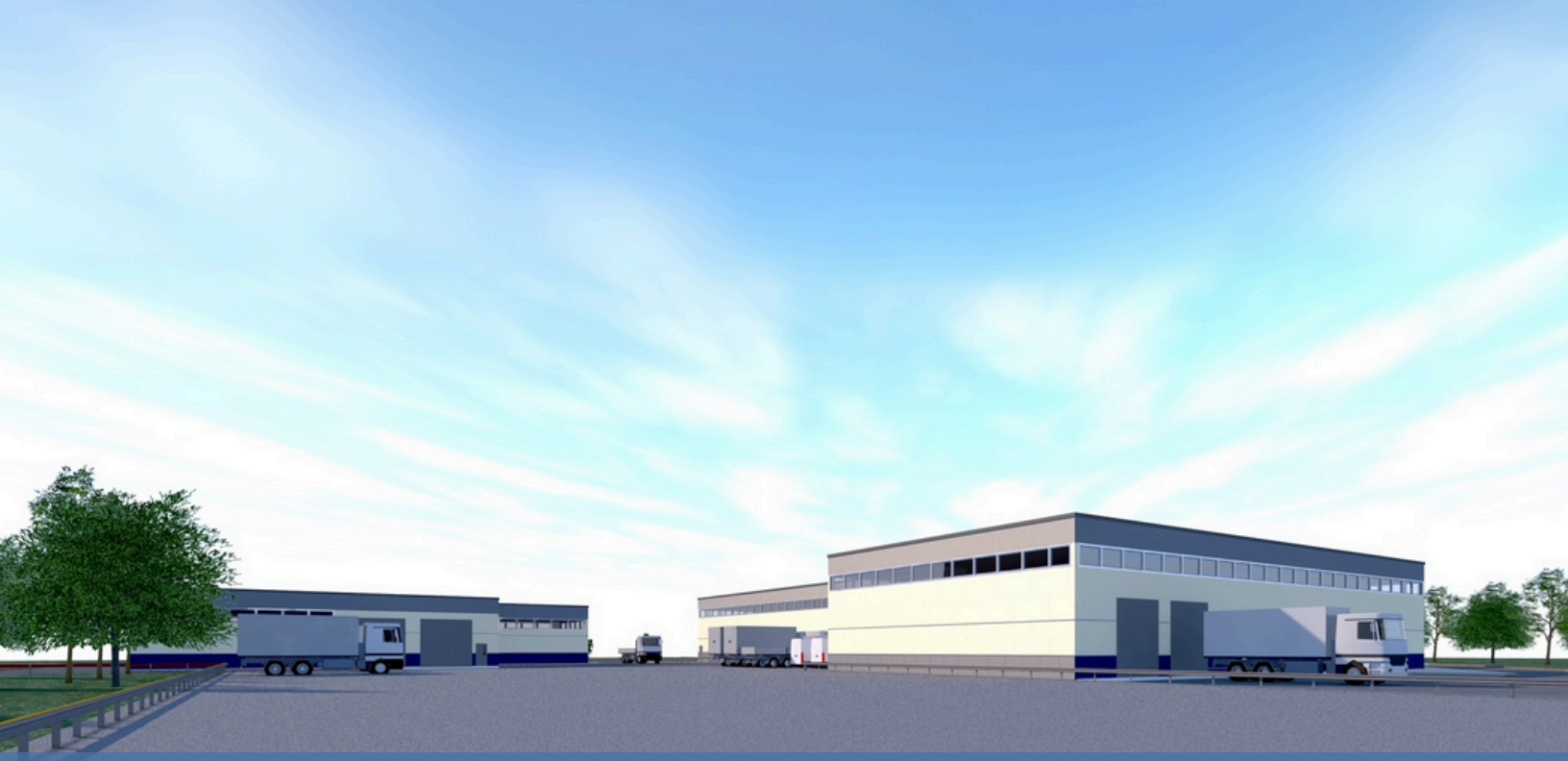
(978)-762-0500 x 101

www.NordlundAssociates.com



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.



FOR SALE OR LEASE

60 Pulaski Street

Peabody, Massachusetts

Nordlund Associates Inc is pleased to present an Industrial Development opportunity at 60 Pulaski Street in Peabody Massachusetts. 60 Pulaski Street is a 6.7 +/- acre parcel of land. The developer has the ability to build up to approximately 45,515 SF of space within the 200 foot buffer from the waterfront, with plenty of parking. Two Permitted sites support a 37,040 single story building and a 7,475 Single Story Building. Price is negotiable subject to development. Property is zoned Mill Overlay District (MOD) and Light Industrial (IL).

- **Property can acquired or leased in its entirety or subdivided**

Chris Everest

ceverest@nordlundassociates.com

(978)-762-0500 x 101

www.NordlundAssociates.com

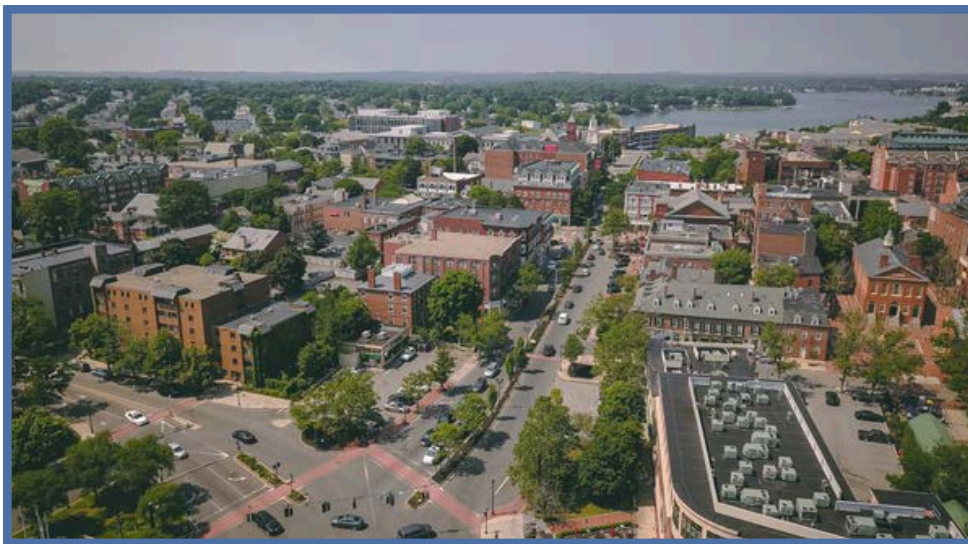


**NORDLUND
ASSOCIATES**

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.

Location Description

Located just off Route 114, 60 Pulaski Street offers convenient access to Route 128, I-95, and Route 1. The property sits within a well-established commercial corridor near downtown Peabody and neighboring Salem. Nearby amenities include Northshore Mall, restaurants, and various service providers.



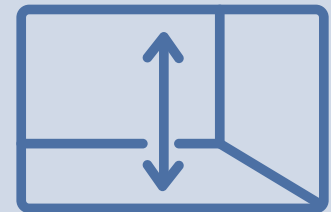
Property Highlights



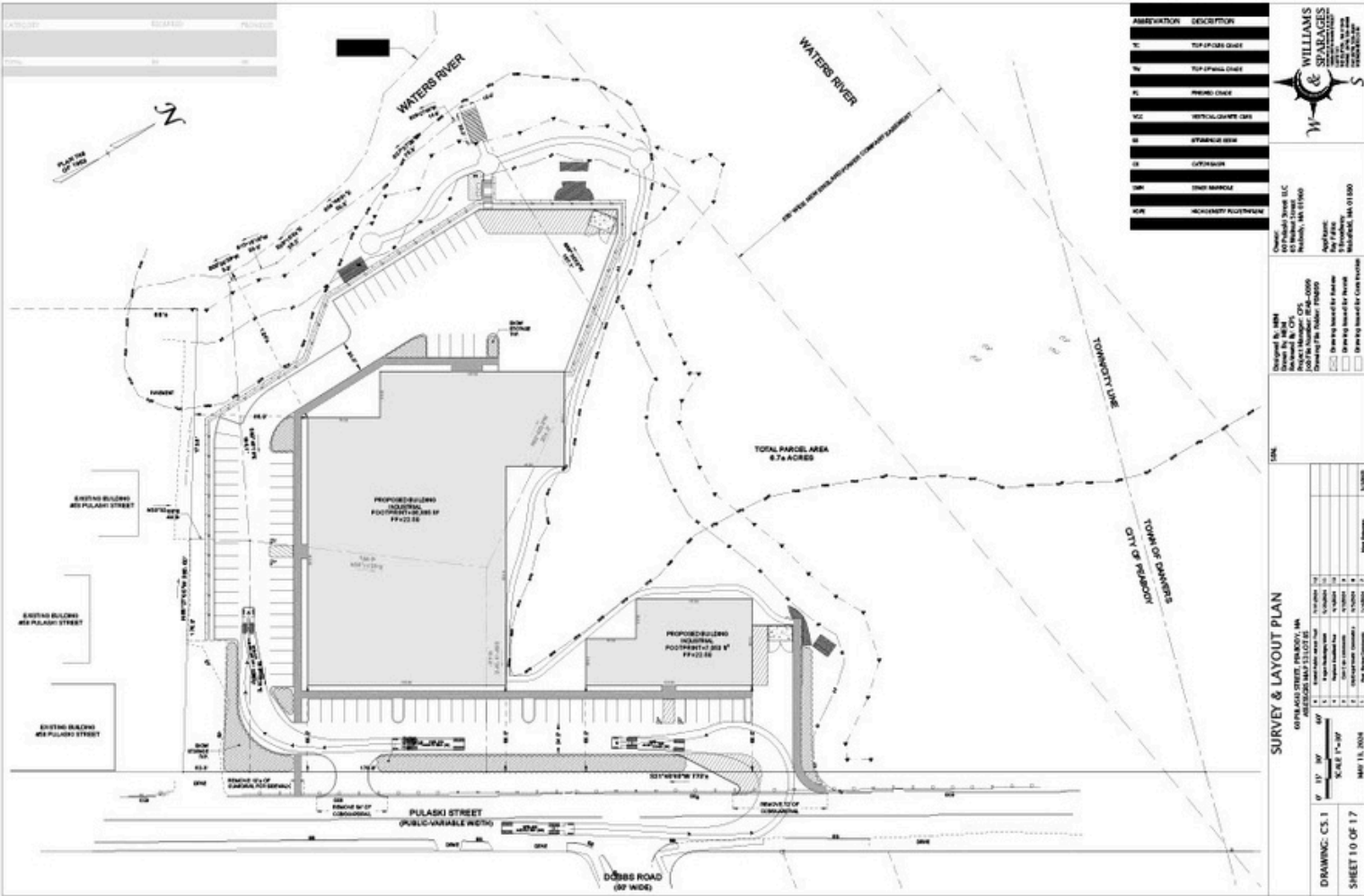
**Zoned MOD and IL
Mill and Light Industrial**



**Development
Opportunity**



**Proposed Clear Height
28'-32'**





Zoning Summary:

Permitted Development:

- 37,040± SF Single-Story Building
- 7,475± SF Single-Story Building
- Up to 55,000± SF buildable within 200' waterfront buffer

Zoning:

- Mill Overlay District (MOD)
- Light Industrial (IL)

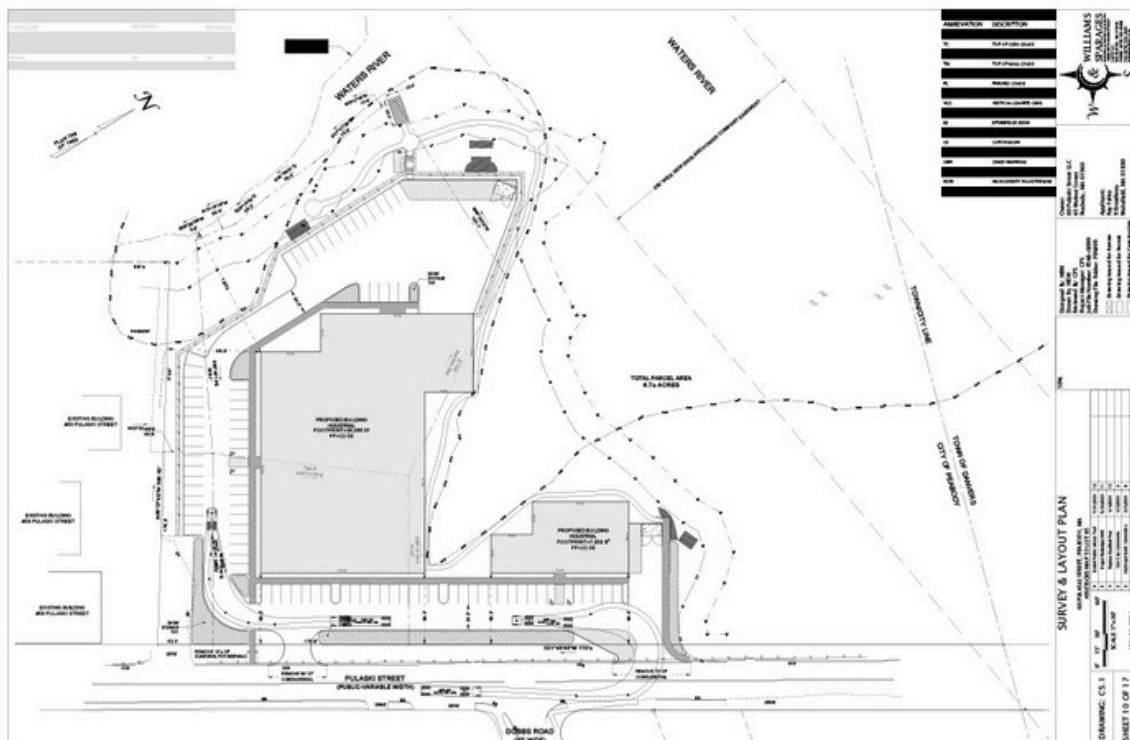
Lot Size: 6.7± Acres

- Ample On-Site Parking

Potential Uses:

- Light Manufacturing
- Warehouse / Distribution
- Commercial / Flex Industrial

PEABODY MA ZONING ORDINANCE



Market Overview



NORDLUND
ASSOCIATES



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

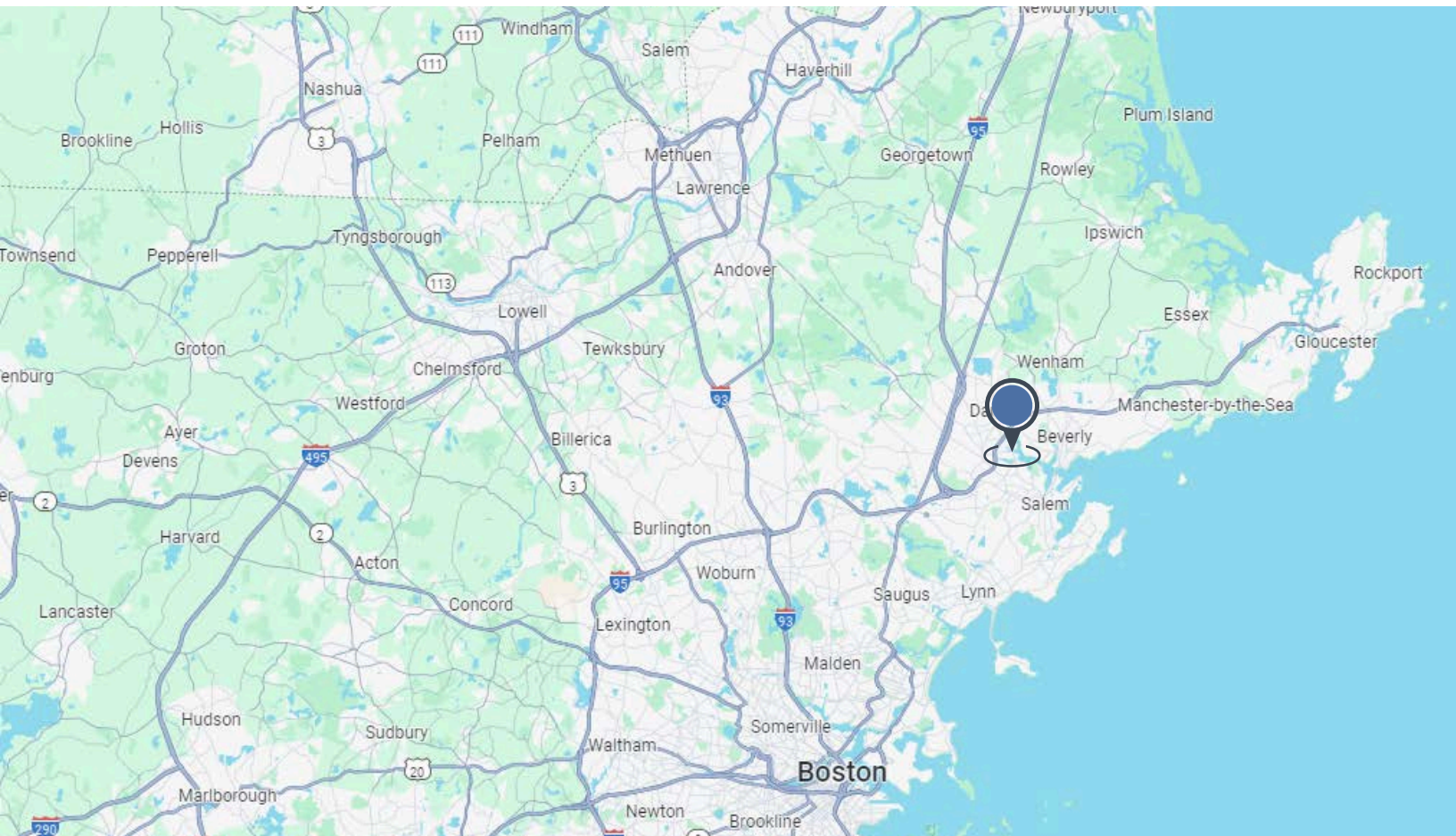
\$88,500+



Home Value

\$575,000+

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.



Distances

Route 128 : **2 Minutes / 1 Mile**



I-95: **5 minutes / 2 Miles**



Route 114: **2 Minutes / .65 Miles**



FOR MORE INFORMATION

CHRIS EVEREST

CEVEREST@NORDLUNDASSOCIATES.COM

(978)-762-0500 x 101



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.