

FOR SALE

7 Healy Court

Danvers, Massachusetts



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FOR SALE

7 Healy Court

Danvers, Massachusetts

Nordlund Associates is pleased to offer for sale, 7 Healy Court, Danvers, Massachusetts. Originally built in 1983 with a subsequent expansion and multiple renovations, this Flex/Commercial & Industrial Building features a total of 13,400 SF +/- on .96 acres. The current tenant, Breen & Sullivan Mechanical Services, has occupied the property as its corporate headquarters since 1995, will be relocating to a new facility when their lease expires in March 2025.

The current layout features approximately 4,200 SF of warehouse/production space with 4 grade level overhead loading doors. Up to approximately 5,000 SF of additional warehouse/production space may be created by removing the existing first floor office space.

If desired, the configuration of the building lends itself to subdivision for 2 tenants (approximately 5,000 SF and 8,400 SF). At one time, a wholesale plumbing supply company occupied the front 5,000 SF until Breen & Sullivan expanded into the entire facility.

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Location Description

7 Healy Court, Danvers, MA is strategically located near major highways and within ¼ mile of Route 128 on/off ramp (exit 42). Walking distance to many nearby restaurants. Employees will also enjoy access to the nearby rail trail for walking/bicycling.

Specifications

Total Building:	13,400 SF
First Floor:	9,200 SF
Second Floor:	4,200 SF
Warehouse Space:	4,200 SF
Finished Office Space:	9,200 SF
Subdividable:	Yes
Year Built:	1983
Land:	.96 Acres
Parking:	40 Cars +/-
Ceiling Height:	10-14'
Loading Doors:	(4) Grade
Zoning:	II



Asking Price

\$2,745,000

Utilities

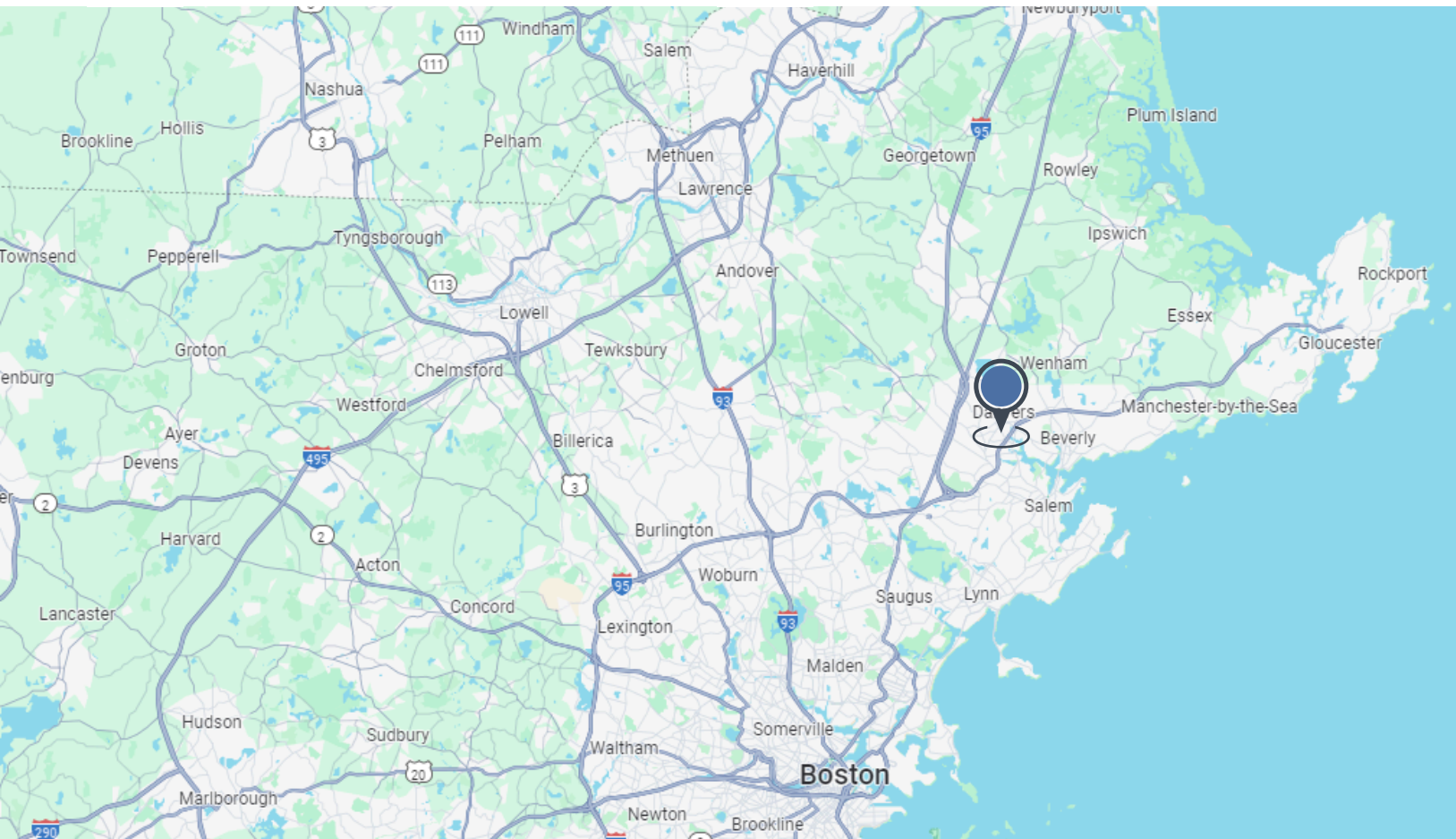
Electric:	Municipal 400A / 120V
Power:	2 Electric Meters 35KVA Generator
Gas:	Natural Gas
Water/Sewer:	Municipal

7 Healy Court



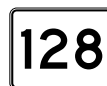
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Distances

Route 128: **1 Minute / .1 Miles**



Route 1: **9 Minutes / 2.9 Miles**



I-93: **20 Minutes / 12.6 Miles**



I-95: **7 Minutes / 2.5 Miles**



Boston, Logan Airport:

38 Minutes / 16.7 Miles



FOR MORE INFORMATION

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