

# 139 ENDICOTT STREET

DANVERS, MA



**DRAMATIC ROUTE 128  
VISIBILITY**



# 19,500 SF

COMMERCIAL BUILDING FOR  
SALE OR LEASE

- SUB-DIVIDABLE TO 12,000 SF
- ROUTE 128 VISIBILITY WITH GRANDFATHERED SIGNAGE
- LOCATED IN ENDICOTT PLAZA AND ONE MILE FROM LIBERTY TREE MALL
- NEIGHBORING TENANTS INCLUDE MARKET BASKET, XFINITY AND CVS

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

19,500 SF COMMERCIAL BUILDING FOR SALE OR LEASE (SUB-DIVIDABLE TO 12,000 SF)

### PROPERTY SPECIFICATIONS

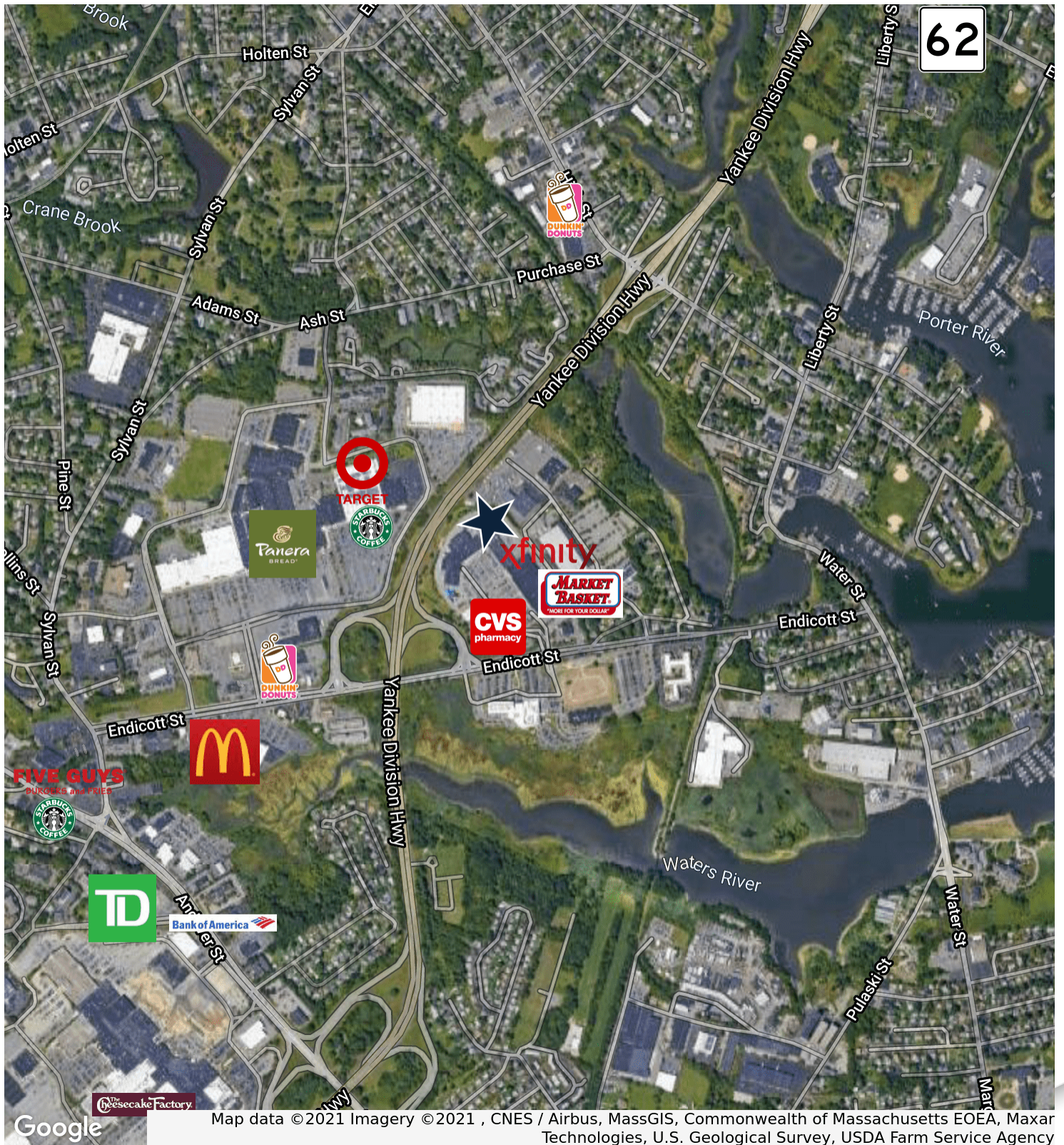
CLEAR HEIGHT	22'
STRUCTURE	CONCRETE BLOCK STEEL FRAME, BRICK FACADE
YEAR BUILT	1977
ZONING	C3
UTILITIES	CITY WATER/SEWER
PARKING	56 EXCLUSIVE SPACES ABUNDANT COMMON PARKING
ROOF	RUBBER MEMBRANE (2013)
PREVIOUS TENANT	LASER QUEST
POWER	225 AMP 480/277V 3 PHASE 4 WIRE

### OFFERING SUMMARY

BUILDING SIZE:	19,500 SF
FOOTPRINT:	12,000 SF
SALE PRICE:	\$1,975,000
RENTAL RATE:	MARKET
TAXES:	\$25,000
GROUND LEASE:	\$42,000
OPERATING COSTS:	\$28,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,778	35,675	87,012
TOTAL POPULATION	8,517	86,638	213,633
AVERAGE HH INCOME	\$80,384	\$78,405	\$80,258

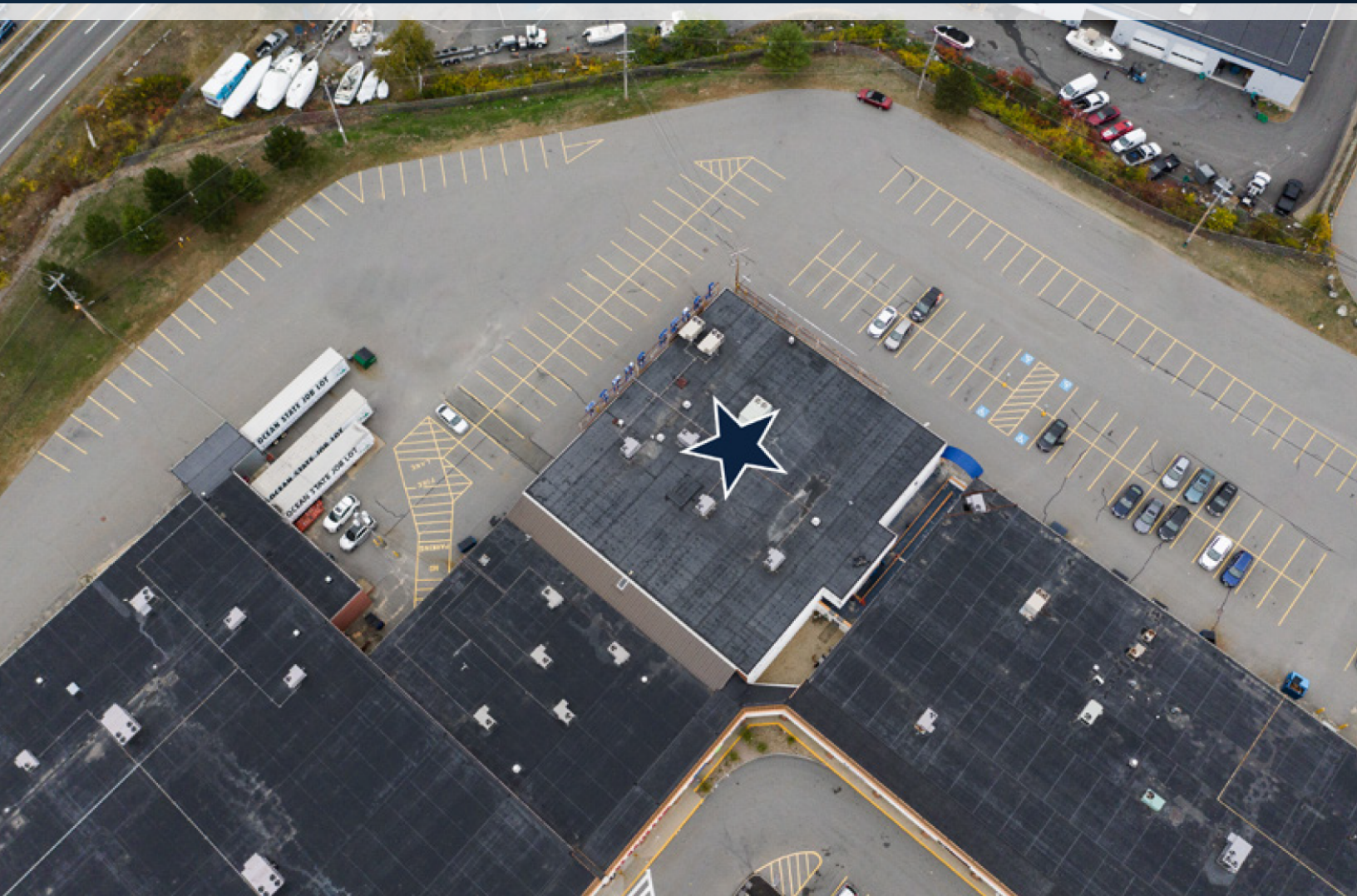
# LOCATION MAPS



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