



MLS # 73121001 - Price Changed
Commercial/Industrial - Office

14 Birch Rd - Unit LF
Middleton, MA 01949-2261
Essex County

List Price: ▼ **\$9.25**

Directions: **Route 114 to Birch Road**

Remarks

About 2,900 +/- square feet of climate controlled office space with heat, central AC and electricity included in the NNNs. The space features five (5) executive offices, a large bullpen area, executive assistant area, kitchenette w break room, two (2) handicap accessible bathrooms and one additional very large private office. Off-street parking all the way around the building. Contiguous to the office space, we also have available 5,876 +/- rentable square feet of 14' clear wide-open Industrial space with a loading dock and drive-in access. 14 Birch Road is just off Route 114, next to Market Basket and across the street from Starbucks & Walgreens and just under 3 miles from the Interstate 95 / Route 1 interchanges. See website for specific details for each space available.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)
Residential:	0	0	Land: \$0 Space Available For: For Lease
Office:	1	2,900	Bldg: \$0 Lease Type: Triple Net Lease (NNN)
Retail:	0	0	Total: \$0 Lease Price Includes: Other (See Remarks)
Warehouse:	0	0	Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1 Sublet: No
			# Stories: 1 21E on File: Yes
Total:	1	2,900	# Units:

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: 60,548 Sq. Ft.	Frontage:	Traffic Count:
Acres: 1.39	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 32	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Construction: **Stone/Concrete**
Location: **Industrial Park, Highway Access, Central Business District**
Parking Features: **21+ Spaces, On Site**
Roof Material: **Membrane**
Utilities: **Public Water, Private Sewer**

Other Property Info

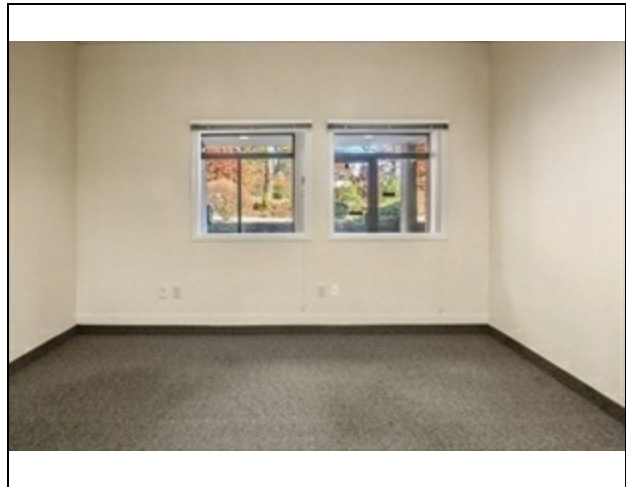
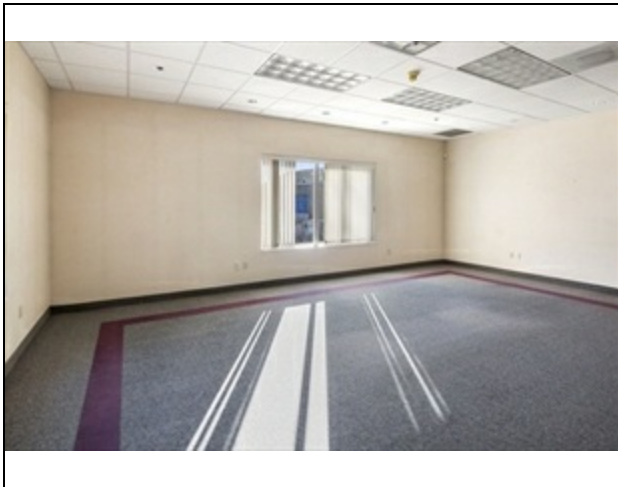
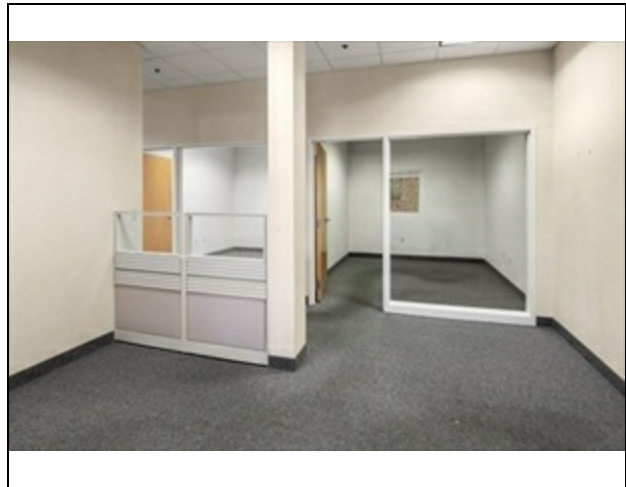
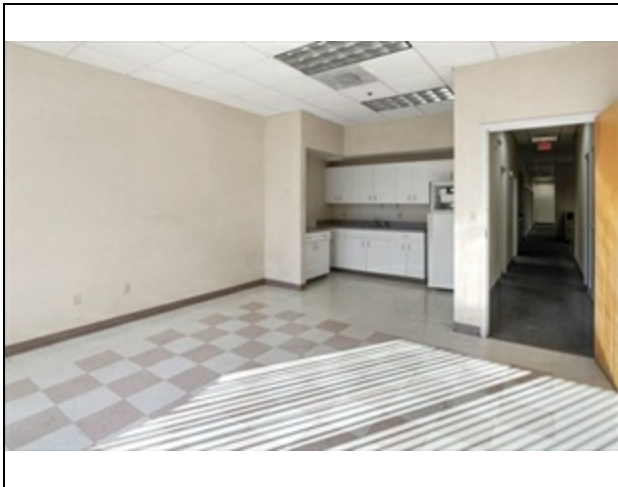
Disclosure Declaration: **No**
Exclusions:
Year Established: **1989**
Year Established Source: **Public Record**

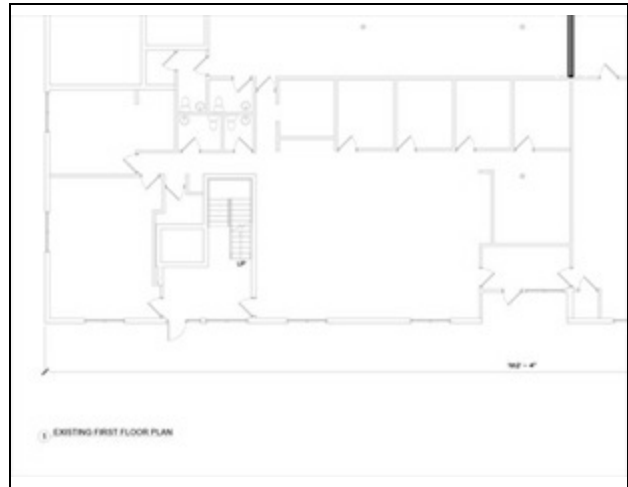
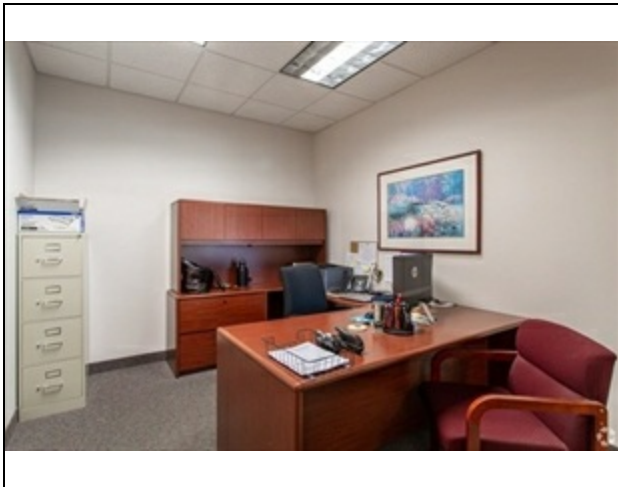
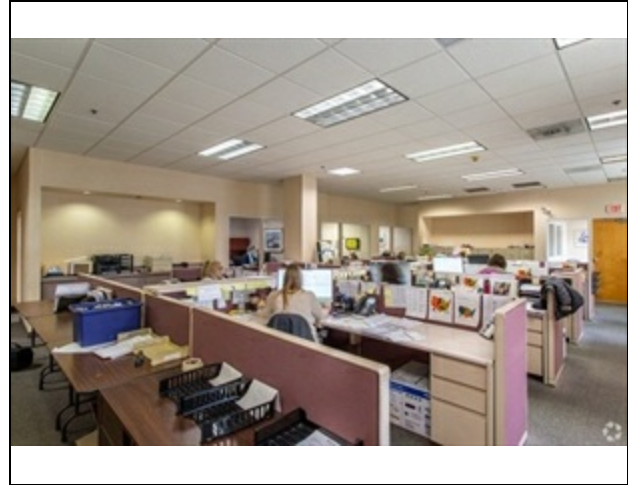
Tax Information

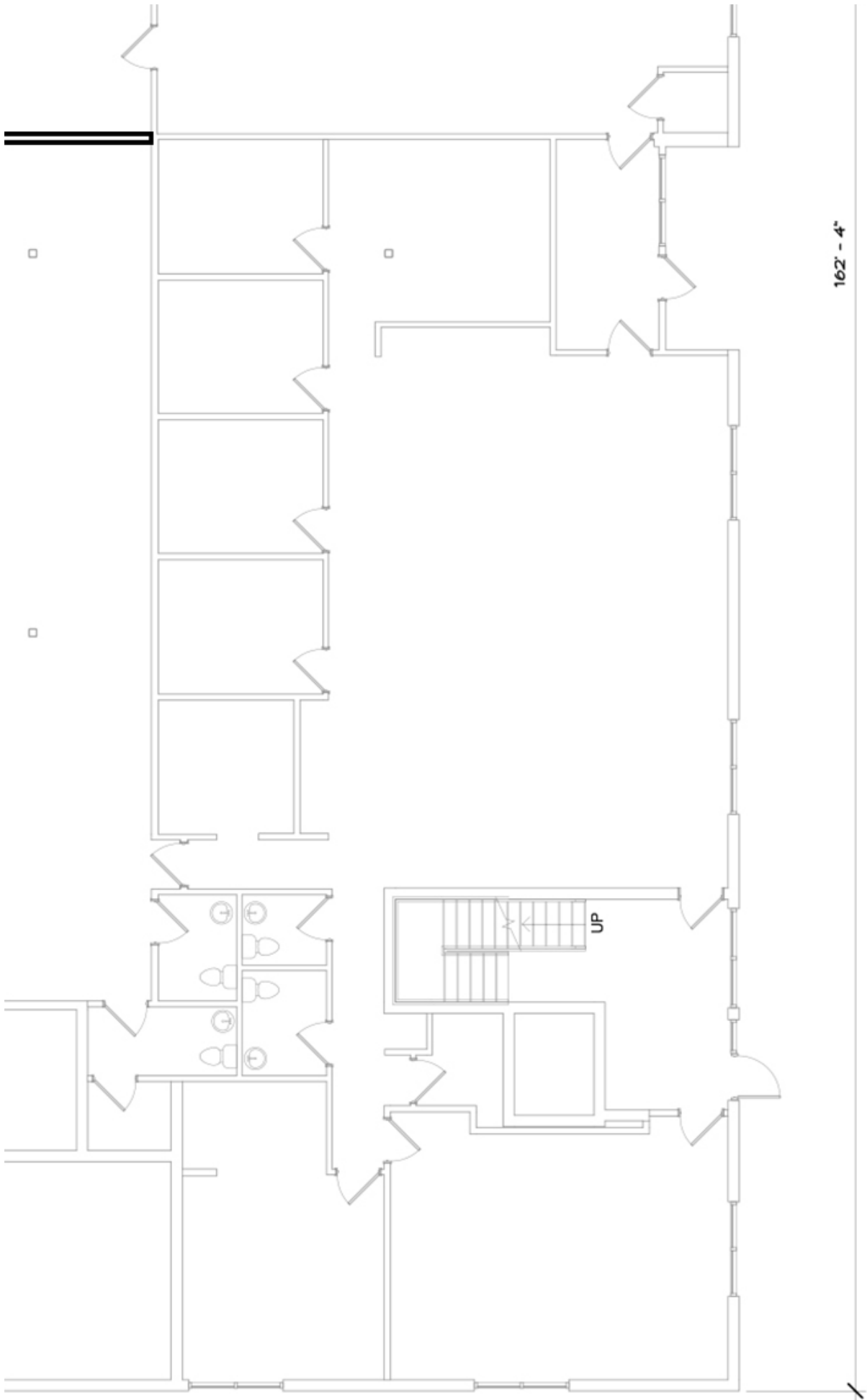
Pin #: **M:0026 B:0000 L:0016**
Assessed: **\$0**
Tax: **\$0** Tax Year: **2023**
Book: **41223** Page: **556**
Cert:
Zoning Code: **M1**
Zoning Desc: **Other (See Remarks)**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **50%**
Facilitator: **50%**
Compensation Based On: **Net Sale Price**







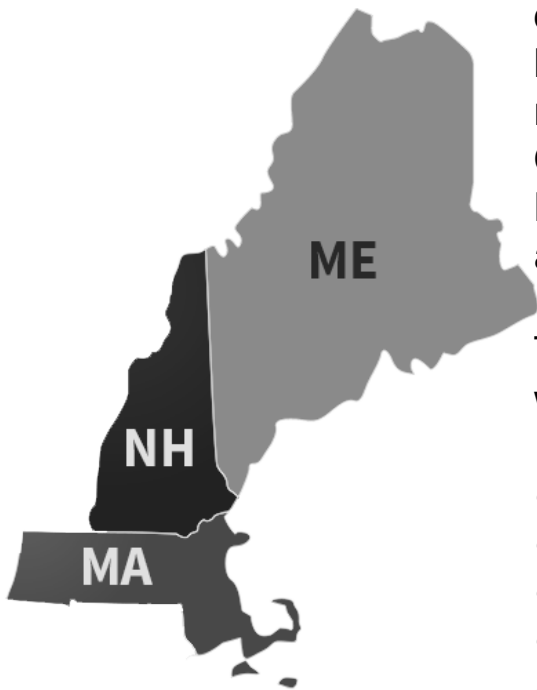
1 EXISTING FIRST FLOOR PLAN



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- Retail Pad Sites
- NNN Ground Leased Investments
- Business Brokerage Services
- 1031 Tax Deferred Exchanges (26 U.S.C. § 1031)

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