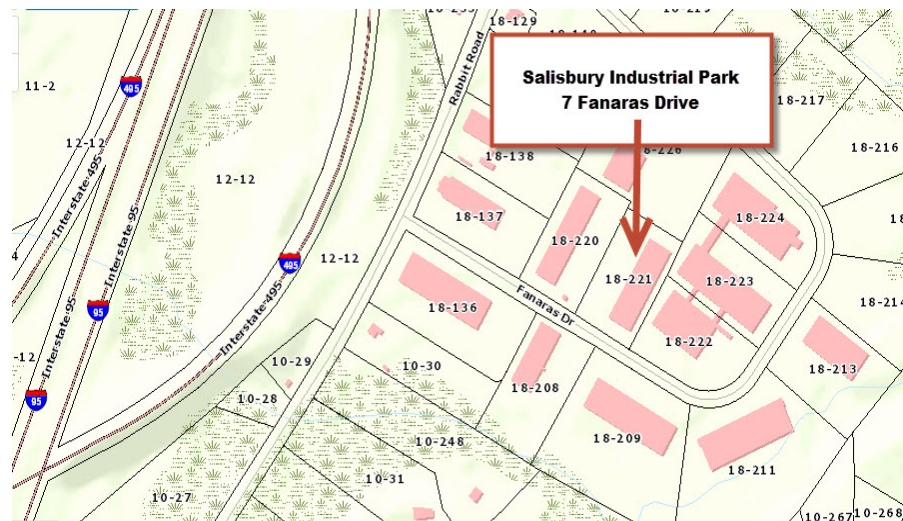


**7 Fanaras Drive
SALISBURY, MA**

**FOR SALE
\$ 1,960,000**



As the exclusive marketing agent for the owner, Nordlund Associates is pleased to offer for sale 7 Fanaras Drive, Salisbury, MA.



For More Information:

Anthony Triglione

atriglione@nordlundassociates.com

(O) 978-762-0500 x 101

(C) 508-783-6705



NORDLUND ASSOCIATES

Commercial Real Estate Advisory Services

www.NordlundAssociates.com

199 Rosewood Drive, Suite 150

Danvers, Massachusetts 01923



7 Fanaras Drive

Building Specifications

Total Building Area:	25,100 SF	22,000 SF Footprint (80'x275') + 3,100 SF Mezzanine
Existing Office:	2,560 SF (First Floor)	
Production/Warehouse:	19,440 SF (First Floor) + 3,100 SF Mezzanine/Storage	
Land Area:	1.77 Acres	
Fire Protection:	Sprinkler & Fire Alarm	
HVAC:	HVAC throughout office area	
	Natural Gas – Modine Unit Heaters in Production/Warehouse	
Ceiling Height:	16'-18' +/-	
Construction:	Steel Frame	
Electric:	1,000 AMPS – 3 Phase	
Floors:	Poured Concrete	
Roof:	Rubber Membrane	
Water/Sewer:	Municipal Water/Private Sewer	
Loading:	(1) – Tailboard Loading Dock (1) Grade Level OH Door	
Year Built:	1985 / Expanded in 1998	
Zoning:	I (Limited Industrial)	
RE Taxes:	\$ 15,634 / Year	

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.

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