



Coming Soon...

160,000 SF New Construction Advanced Manufacturing Space

LOCATED WITHIN CHERRY HILL PARK,
THE NORTH SHORE'S PREMIER INDUSTRIAL
PARK IN DANVERS AND BEVERLY, MA



**Flexible
Subdivisions**



Heavy Power



**25' clear height;
14' under 2nd Floor**



Building Specifications

- **Total Size:** 160,000 SF
 - 120,000 SF Footprint
 - 40,000 SF 2nd Floor
 - Subdividable to 40,000 SF
- **Lot Size:** 38.84 AC
- **Delivery Date:** Estimated late 2027/ early 2028
- **Loading Docks:** 16 tailboard docks, separate tractor trailer driveway away from employee parking
- **Parking:** 541 (3.38/1,000), plus EV parking
- **Clear Height:** 25'; 14' under 2nd Floor
- **Column Spacing:** 40'x40'
- **HVAC:** 100% Throughout; package rooftop units providing heat and AC
- **Sprinklers:** Standard wet pipe automatic sprinkler system
- **Zoning:** IR (Restricted Industrial, Research and Office District)
- **Power:** 4,000 amps
- **Utilities:**
 - Electric: National Grid
 - Gas: National Grid
 - Water/Sewer: Municipal



axcelis

128

KROHNE

Medtronic

**Millipore
Sigma**

Johnson & Johnson
ABIOMED

75
SAM
FONZO
DRIVE

Amphenol

BEVERLY
REGIONAL
AIRPORT

CHERRY HILL PARK NEIGHBORS

Cell Signaling
TECHNOLOGY®

MOTION Ai
Automation Intelligence

HighRes
biosolutions

G&F
PRECISION
MOLDING

CRANNEY HOME SERVICES

QUANTA

FREUDENBERG
INNOVATING TOGETHER

Littelfuse



REGIONAL NEIGHBORS

NEW ENGLAND
BioLabs

Rochester
Electronics

Access

Bradford & Bigelow

Hood

HarmonicDrive

APPLIED
MATERIALS®

ThermoFisher
SCIENTIFIC

Tobin
Scientific

Expeditors



DRIVE TIMES

3 min to Route 128 | **8 min** to Route I-95 | **10 min** to Route 1

28 min to New Hampshire | **30 min** to Boston



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