

FOR LEASE

30 TURCOTTE MEMORIAL DRIVE

ROWLEY, MASSACHUSETTS

±30 ACRES | INDUSTRIAL DEVELOPMENT SITE | BUSINESS LIGHT INDUSTRY (BLI)

20,000 SF - 325,000 SF AVAILABLE

IMMEDIATE ACCESS TO ROUTE 1



THE OPPORTUNITY

30 Turcotte Memorial Drive is a ±30-acre development site in Rowley’s Business Light Industry (BLI) District, adjacent to Route 1, the Newburyport Turnpike. At the district’s 25% building lot coverage maximum the parcel carries 326,700 SF of building area, and the conceptual scheme prepared to date works to a 325,000 SF program.

Pre-construction activities completed. Ready for warehouse or light manufacturing development, with utilities at the site. The Town of Rowley also offers a favorable property tax rate of \$12.09 per \$1,000 of assessed value. A site concept has been tested at 325,000 SF across six shallow-bay buildings ranging from 10,000 to 115,000 SF.

POSSIBLE BUILDING LAYOUTS



POTENTIAL SITE CONCEPT



THE OFFERING

±30
ACRES

325,000
SF DEVELOPABLE

10 MIN
TO INTERSTATE 95

ZONING & DEVELOPMENT CAPACITY

BUSINESS LIGHT INDUSTRY (BLI) DISTRICT, TOWN OF ROWLEY

DIMENSIONAL REQUIREMENTS (BLI)	
DISTRICT	Business Light Industry
LOT SIZE	±30 Acres / 1,306,800 SF
MAX BLDG LOT COVERAGE	25%
MAX HEIGHT	35 Feet

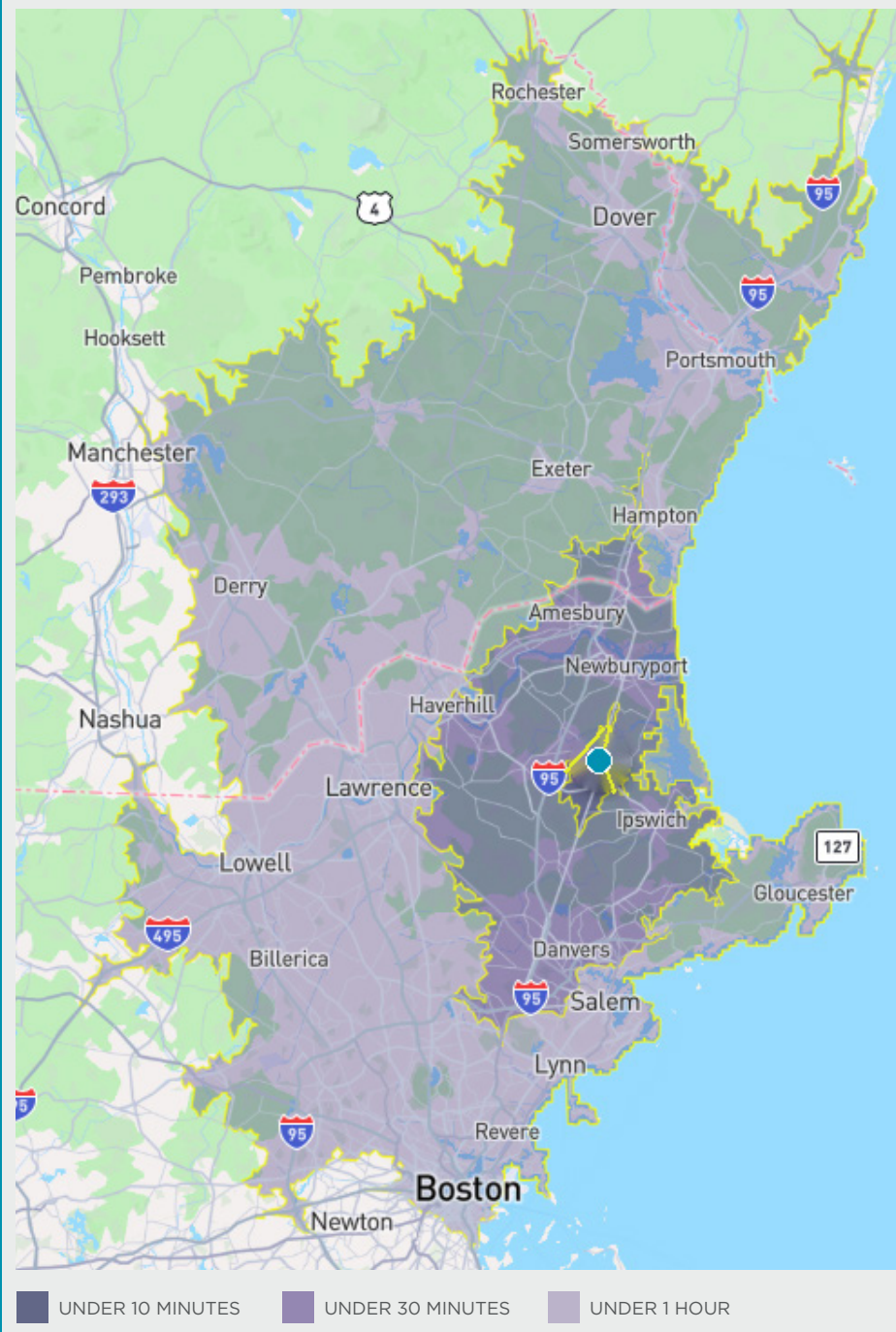
SITE READINESS
Pre-construction activities completed. Ready for warehouse or light manufacturing development, with utilities at the site.

DEVELOPMENT CAPACITY

Gross lot area	1,306,800 SF
Max BLDG Lot Coverage	x 25%
Maximum buildable	326,700 SF
TEsted scheme program	325,000 SF

Table of Dimensional Requirements											
This table of dimensional requirements is a summary of Bylaw requirements and is included only for ease of reference. IN THE EVENT OF INCONSISTENCIES BETWEEN THIS SCHEDULE AND THE TEXT OF THE BYLAW, THE BYLAW SHALL BE CONTROLLING.											
DISTRICT	MINIMUMS						MAXIMUMS ¹				
	LOT AREA	FRONT AGE	LOT WIDTH at Front Setback Line	LOT WIDTH	LOT PERI-METER	YARDS			BLDG LOT COVER-AGE	LOT COVER-AGE	HEIGHT
						Front	Side	Rear			
Central	30,000 sf	125 ft	100 ft	40 ft	1ft per 39.6 ft ² area	50 ft ¹	15 ft	15 ft	25%	—	35 ft
Residential	60,000 sf	150 ft				50 ft				—	35 ft
Outlying	60,000 sf	150 ft				50 ft				—	35 ft
Coastal	60,000 sf	150 ft				50 ft				—	35 ft
Retail	None	None				Based on bldg size ¹				50%	35 ft
Business/Lt. Industry	None	None				Based on bldg size ¹				50%	35 ft

LOCATION & ACCESS



**ADJACENT
TO ROUTE 1**

**10 MINUTES
TO INTERSTATE 95**

**15 MINUTES
TO INTERSTATE 495**

**20 MINUTES
TO NEW HAMPSHIRE**

**50 MINUTES
TO BOSTON**

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