

# 50,000 SF Building for SALE

## 21.37 Acres With Development Potential



## 140R Andover Street, Danvers, MA

Klemmer Associates is pleased to offer this 21.37 acre development site at 140 R Andover Street, Danvers, Massachusetts. Located adjacent Route 114, Route 1 and I-95, this site with approximately 8 developable acres offers many possible development opportunities, including retail, office, and light industrial uses.

*For more information contact  
Greg Klemmer or Tim Brodigan*



**KLEMMER ASSOCIATES, LLC**  
COMMERCIAL REAL ESTATE SERVICES

**781.729.5000**

[www.klemmerassoc.com](http://www.klemmerassoc.com)

140 R Andover Street  
Danvers, MA

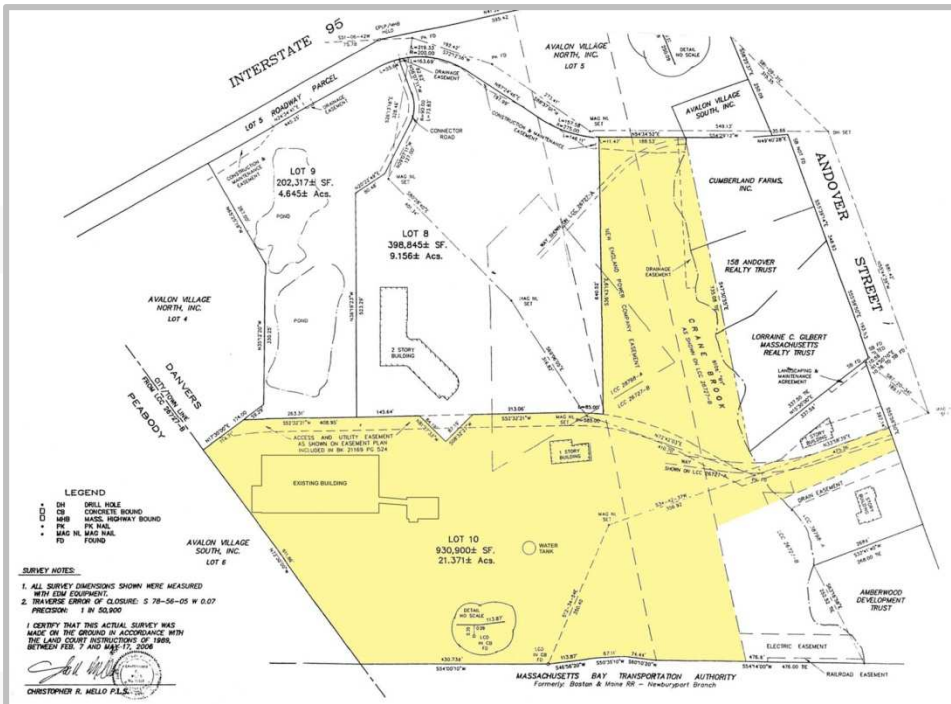


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## ZONING CLASSIFICATION: Route 114 Corridor Zone A

### DIMENSIONAL REQUIREMENTS

- |                                    |  |
|------------------------------------|--|
| ▪ <b>Min. Lot Area:</b> 2 acres    | ▪ <b>Maximum Height:</b> 4 stories or 45 ft. maximum |
| ▪ <b>Min. Frontage:</b> 200 feet   | ▪ <b>Distance Between Buildings:</b> 40 feet minimum |
| ▪ <b>Min. Front Yard:</b> 100 feet | ▪ <b>Impervious Coverage:</b> 70% maximum            |
| ▪ <b>Min. Side Yard:</b> 50 feet   | ▪ <b>Building Coverage:</b> 40% maximum              |
| ▪ <b>Min. Rear Yard:</b> 50 feet   |  |
| ▪ <b>Parking:</b> 3.0/1,000        |  |



### USES ALLOWED BY RIGHT

- Retail, (15,000 SF max. w/o outdoor sales)
- Bank and Restaurant (excluding fast food & drive-thru).
- Office (30,000 SF max.)
- Light Manufacturing
- Personal Services

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

For additional information or to sign up for our online service

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