

Warehouse | For Sublease

CBRE

±70,041 SF Standalone Industrial Building

Fully Air-Conditioned Warehouse Space

200 Danton Drive
Methuen, Massachusetts



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Methuen, Massachusetts

±70,041 SF Available

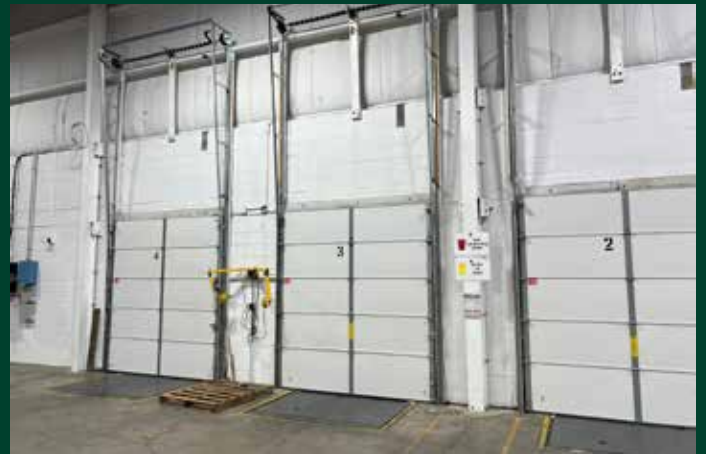
Fully Air-Conditioned Warehouse

CBRE is pleased to present the opportunity to sublease a ±70,041 SF standalone building through December 2026 at 200 Danton Drive, Methuen, MA. The building sits on roughly ±11.9 acres of land, allowing for the opportunity to expand the building or utilize it for outdoor storage. The building offers seven (7) loading docks, ±20,663 SF of office space, and 26' clear height. 200 Danton Drive is conveniently located just off of I-93, 6 miles from I-495, 17 miles from Route 128, and 28 miles from Downtown Boston. Given its proximity to I-93, there is potential for signage visibility.

Methuen is home to many of the area's largest corporations, including Shaws, Tobin Scientific, Mainfreight, Granite City Electric and many more.



ABILITY TO KEEP RACKING IN PLACE.



Building Specifications

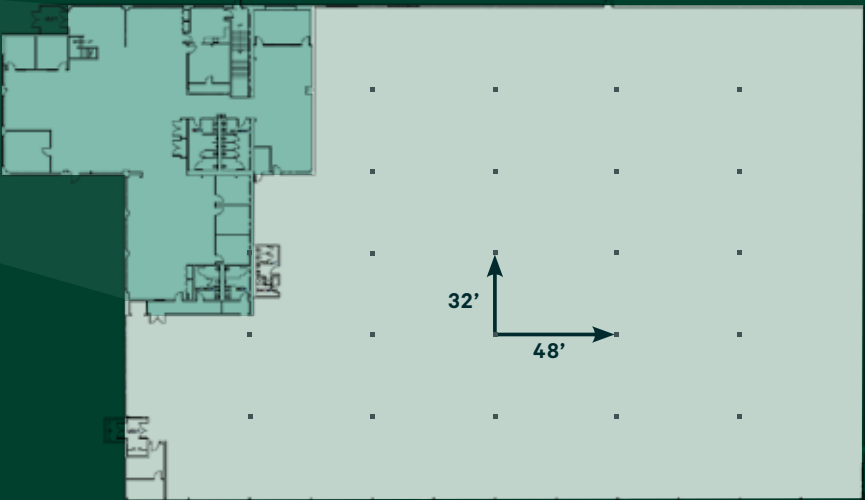
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|---|---|---|
| <ul style="list-style-type: none">+ Building: ±70,041 SF<ul style="list-style-type: none">– Warehouse: ±49,378 SF– Office: ±20,663 SF+ Land Area: ±11.86 acres+ Year Built: 1989+ Clear Height: 26'+ Column Spacing: 32' x 48'+ Loading:<ul style="list-style-type: none">– Seven (7) tailboard docks– One (1) drive-in door | <ul style="list-style-type: none">+ Parking: ±0.99/1,000 SF (expandable)<ul style="list-style-type: none">– 70 auto spaces– 30 trailer spaces+ Power: 800A; 480V; 3ph; 4w+ Lighting: T5+ Sprinkler: Wet+ Roof: 60 mil reinforced DPDM membrane
(Installed in 2021)+ Foundation: Concrete slab | <ul style="list-style-type: none">+ Zoning: IL (Limited Industrial)+ Utilities:<ul style="list-style-type: none">– Gas: Columbia Gas– Electricity: National Grid– Sewer/Water: Town of Methuen |
|---|---|---|

Floor Plan

Second Floor



First Floor

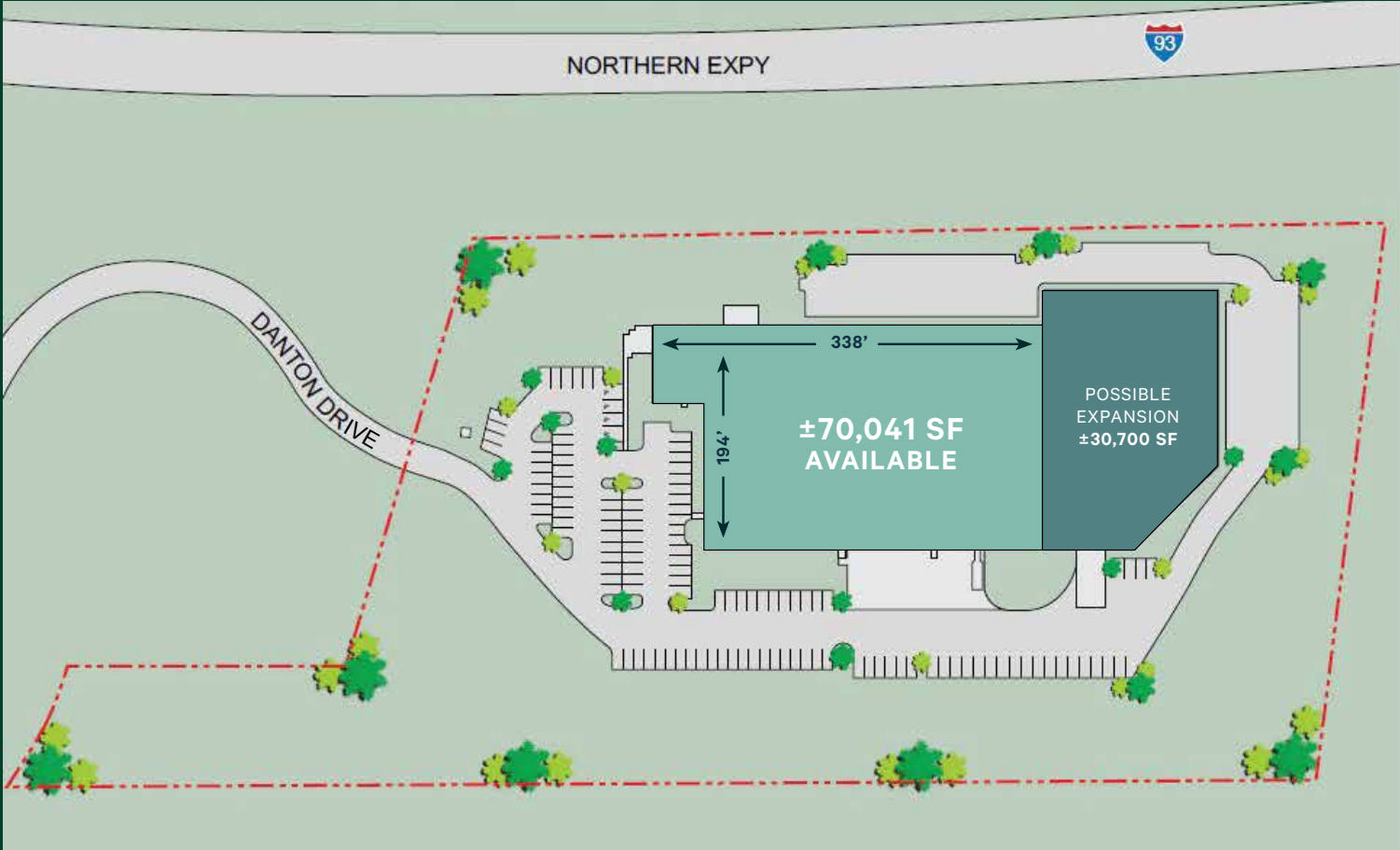


- Warehouse: ±49,378 SF
- Office: ±20,663 SF

ONE DRIVE-IN DOOR

SEVEN TAILBOARD DOCKS

Site Plan



For Sublease



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