

FOR SALE OR LEASE

WATERFRONT REDEVELOPMENT OPPORTUNITY/INDUSTRIAL SITE

±2.89 ACRES

27 & 37 HARBOR LOOP

Gloucester, MA



PROPERTY OVERVIEW

27 & 37 Harbor Loop is a ±2.89-acre site located on Gloucester's historic waterfront and downtown area. The two parcel site is currently improved with two seafood processing/refrigerated warehouse facilities, a local restaurant and docking area for fishing vessels. Known as one of New England's largest, most historic fishing ports, Gloucester has also developed an extensive tourism business with many art galleries, boutiques and waterfront nightlife. Given its location, transforming surroundings and access to a picturesque coast line, 27 & 37 Harbor Loop is an excellent opportunity for redevelopment or an owner/user purchase.



PROPERTY DESCRIPTION

27 HARBOR LOOP

- + **Land:** ±0.46 acres
- + **Building Area:** 18,454 SF (cooler, freezer, warehouse)
- + **Year Built:** 1968

27 & 37 HARBOR LOOP

- + **Total Parking:** 57 spaces
- + **Utilities:**
 - **Water/Sewer:** City of Gloucester
- + **Electrical:** 3-phase with adequate circuitry

37 HARBOR LOOP

- + **Land:** ±2.43 acres
- + **Building Area:** 34,118 SF (seafood processing, cooler, warehouse)
- + **Year Built/Renovated:** 1978/1997
- + **Zoning:** Marine Industrial
- + **Loading:** Three tailboard doors, one drive-in door
- + **Sprinkler:** Wet system



Restaurant



Waterfront



Interior Warehouse



Loading



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