

*Industrial Space AVAILABLE*

# 25 Hale Street

Newburyport, Massachusetts



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AVAILABLE

# 25 Hale Street

Newburyport, Massachusetts

Nordlund Associates is pleased to offer +/- 20,000 - 73,200 SF of Industrial Space for lease within an existing 73,200 SF facility on 9.4 +/- acres . Property features include:

- 22'-24' Clear ceiling height;
- (4) four tailboard height loading docks (with levelers);
- Heavy 3-Phase power at 480 volts;
- 6,000 SF of existing Office Space
- Efficient layout for single tenant or logical subdivision to accommodate multiple size tenancies
- Abundant paved yard space for parking or equipment
- Close proximity to major highways (I-95, I-495, Route 1)

**Property owner will also entertain a lease with option to purchase or an outright sale at FMV.**

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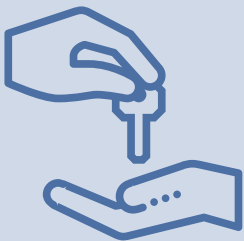
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## Location Description

25 Hale Street is located within 2 miles of I-95 in Newburyport's thriving business and industrial park. Employees and customers will enjoy Newburyport's Historic downtown waterfront shops and restaurants. Nearby recreation trails and MBTA Commuter Station.



## Property Highlights



### Available Space

±20,000–73,200 SF for Lease



### Industrial Features

22-24' +/- Clear Height | Loading Docks |  
480V Power



### Lease with Purchase Option Available



## Specifications

<b>Total Building:</b>	73,000 SF +/-
<b>Year Built:</b>	1980
<b>Land:</b>	7 Acres +/-
<b>Ceiling Height:</b>	22-24' +/- Clear (under joist)
<b>Loading Docks:</b>	(4) @ Tailboard Height (w/ levelers)
<b>Grade Level Loading:</b>	(1) One
<b>Zoning:</b>	Industrial
<b>Roof:</b>	Metal Corrugated (1980+/-)
<b>Parking:</b>	Approx. 150 Cars

## Utilities

<b>Power:</b>	3-Phase 1200 amps @ 480 volts
<b>Natural Gas:</b>	National Grid
<b>HVAC:</b>	Full HVAC - Office Area Gas Unit Heaters - Warehouse/Manufacturing Area
<b>Water/Sewer:</b>	Municipal (City of Newburyport)
<b>NNN Expenses:</b>	TBD



# Property Photos



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# Property Photos

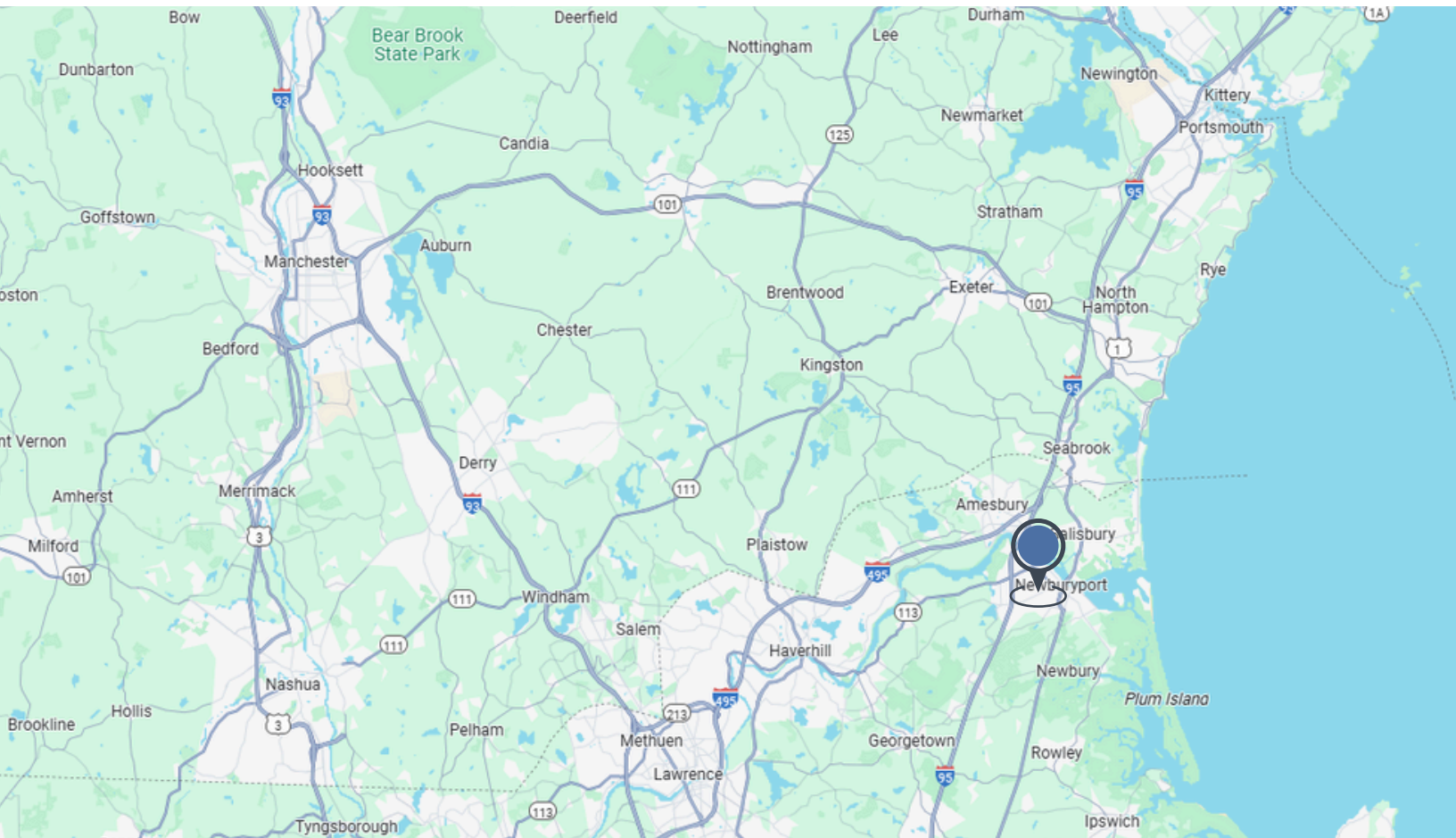


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## Distances

Route 1: **4 Minutes / 1.5 Miles**



Route 113: **5 Minutes / 2 Miles**



I-95: **5 Minutes / 2.1 Miles**



# FOR MORE INFORMATION

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