

Industrial Space FOR LEASE

25 Hale Street

Newburyport, Massachusetts



Anthony Triglione

atriglione@nordlundassociates.com

(508)-783-6705

Kevin Olson

kolson@nordlundassociates.com

(978)-762-0500 x 102



NORDLUND
ASSOCIATES

www.NordlundAssociates.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Nordlund Associates, Inc. | 35 Village Road, Suite 301, Middleton, MA 01949 | (978)-762-0500



FOR LEASE

25 Hale Street

Newburyport, Massachusetts

Nordlund Associates is pleased to offer +/- 10,000 – 20,000 SF of Industrial Space for lease within an existing 73,200 SF facility on 9.4 +/- acres. Property features include: 24' Clear ceiling height; multiple tailboard height loading docks (with levelers), some existing pallet racking, heavy 3 phase power at 480 volts.

Future expansion potential into the entire facility as the current tenant continues to right-size its operation. The immediate short term space availability of 10-20,000 SF will share loading docks and bathroom facilities with the current tenant, Comdec, a specialty print manufacturer and industry supplies & equipment sales operation.

Anthony Triglione

atriglione@nordlundassociates.com

(508)-783-6705

Kevin Olson

kolson@nordlundassociates.com

(978)-762-0500 x 102



NORDLUND
ASSOCIATES

www.NordlundAssociates.com

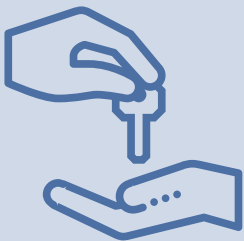
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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

±10,000–20,000 SF for Lease



Industrial Features

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



Expansion Opportunity

Future Access to Full 73,200 SF

Specifications

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

Utilities

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



Property Photos



NORDLUND
ASSOCIATES



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

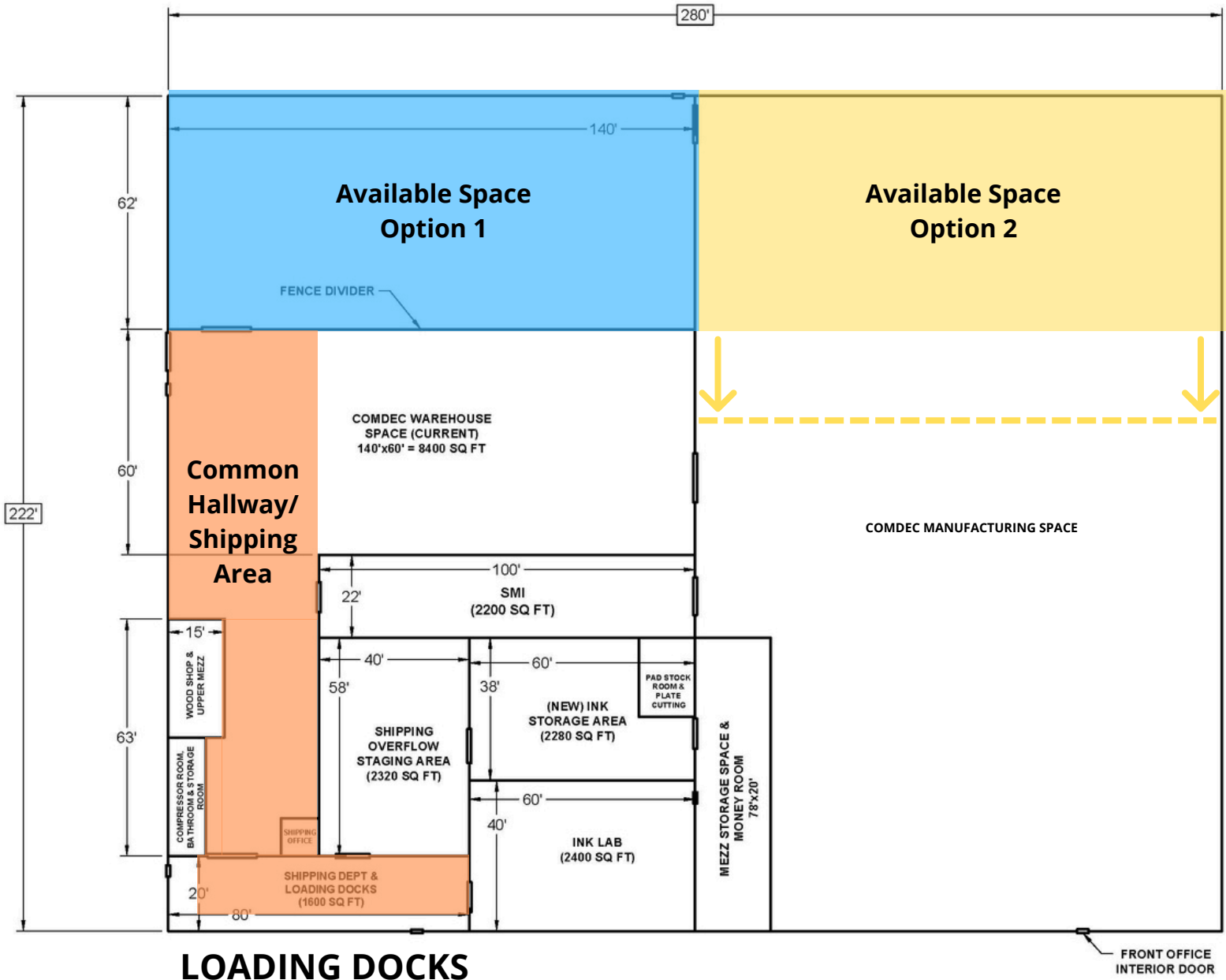
Property Photos

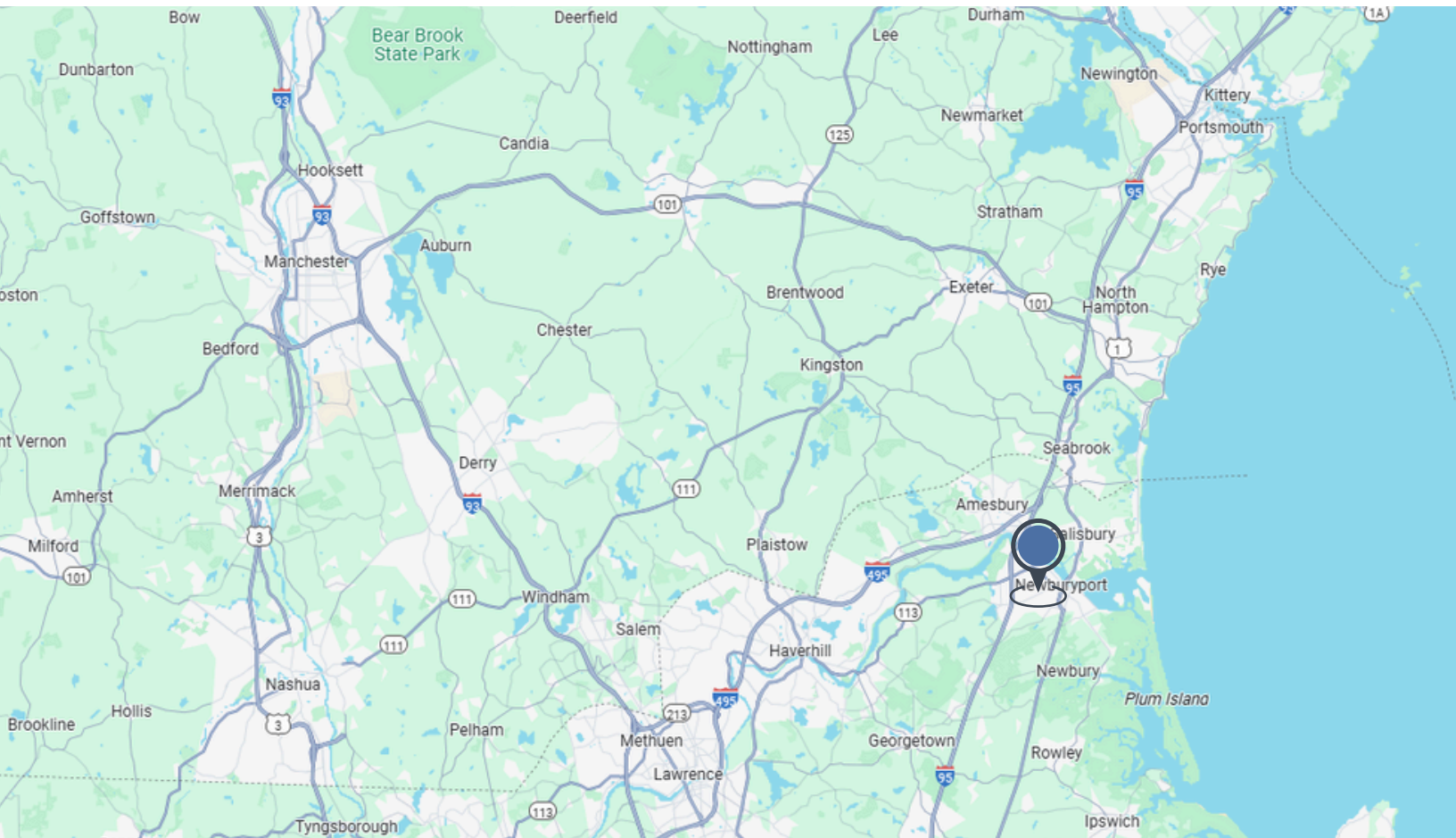


NORDLUND
ASSOCIATES



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor(s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





Distances

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



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



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



FOR MORE INFORMATION

ANTHONY TRIGLIONE

ATRIGLIONE@NORDLUNDASSOCIATES.COM

(508)-783-6705



KEVIN OLSON

KOLSON@NORDLUNDASSOCIATES.COM

(978)-762-0500 x 102



NORDLUND
ASSOCIATES

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.