

73,200 SF Industrial Facility

25 Hale Street

Newburyport, Massachusetts



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



25 Hale Street

Newburyport, Massachusetts

Nordlund Associates is pleased to offer For Sale* or Lease this existing 73,200 SF Manufacturing/Warehouse 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)

*** In the case of a Sale, Property Owner will likely require a short leaseback period for 20 -25,000 SF as it right sizes its current operation.**

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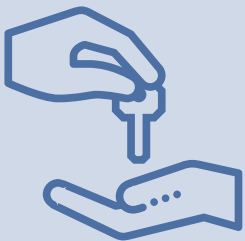
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Location Description

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



Industrial Features

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



For Sale Or For Lease

SPECIFICATIONS

Total Building:	73,000 SF +/-
Year Built:	1980
Land:	9.41 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:	\$ 1.50 PSF / YR



FINANCIALS

Lease Rate:	\$ 10 PSF /YR NNN
NNN Expenses:	\$ 1.50 PSF / YR (incl. \$ 37,564 Annual FY 2024 RE Taxes)
Sale Price:	Subject to Offers

Property Photos



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Property Photos



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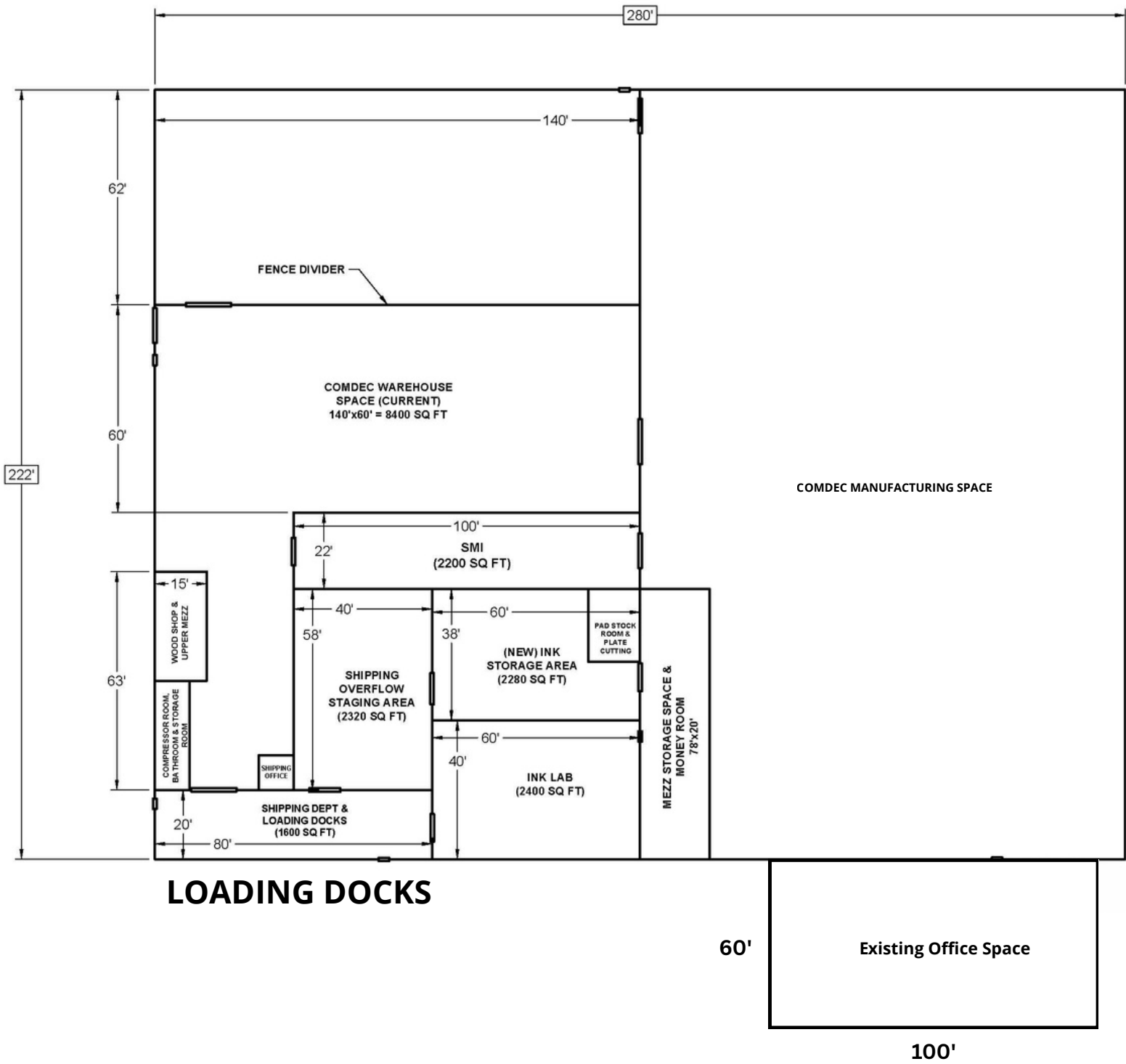


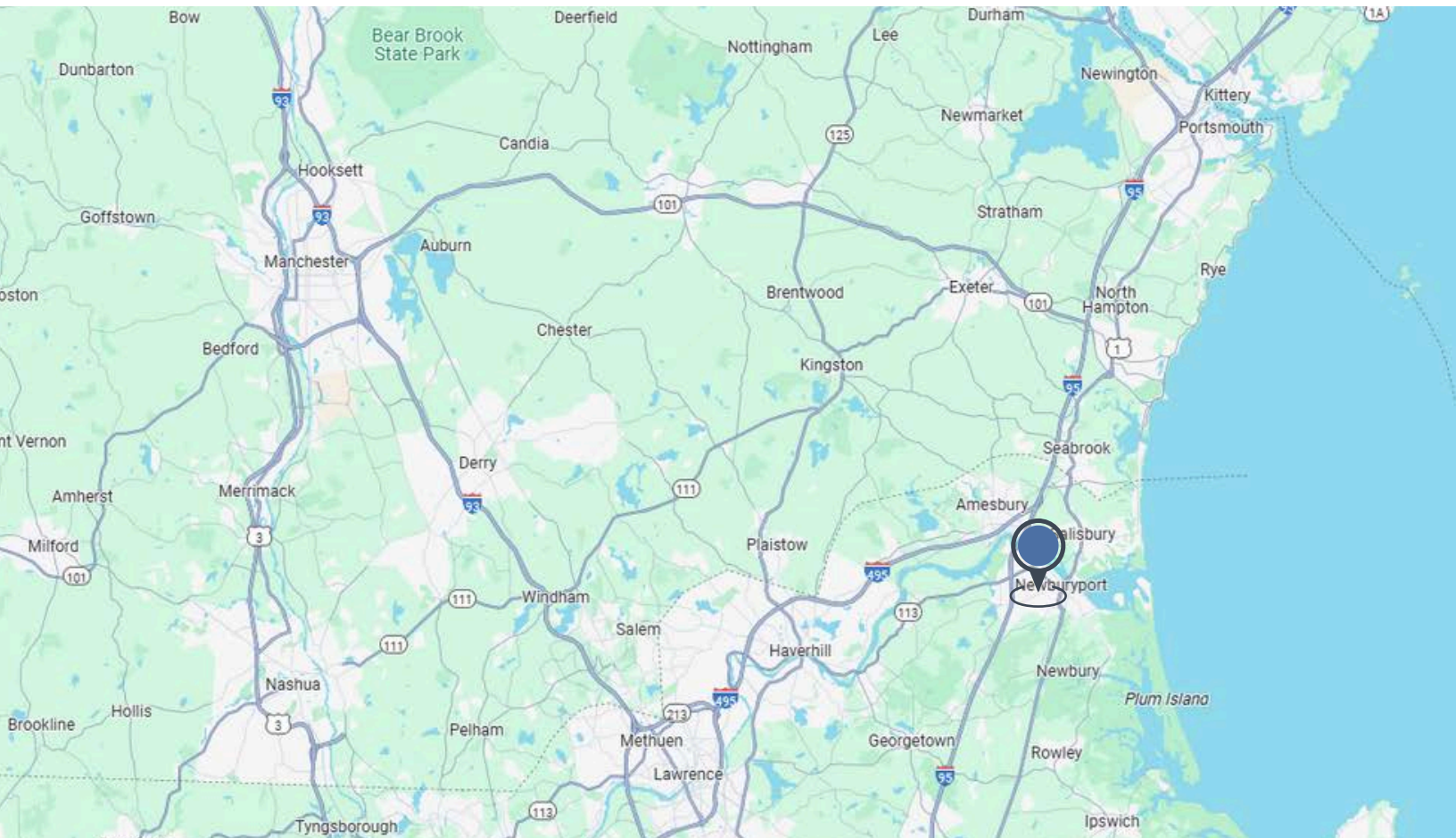
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Floor Plan



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Distances

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

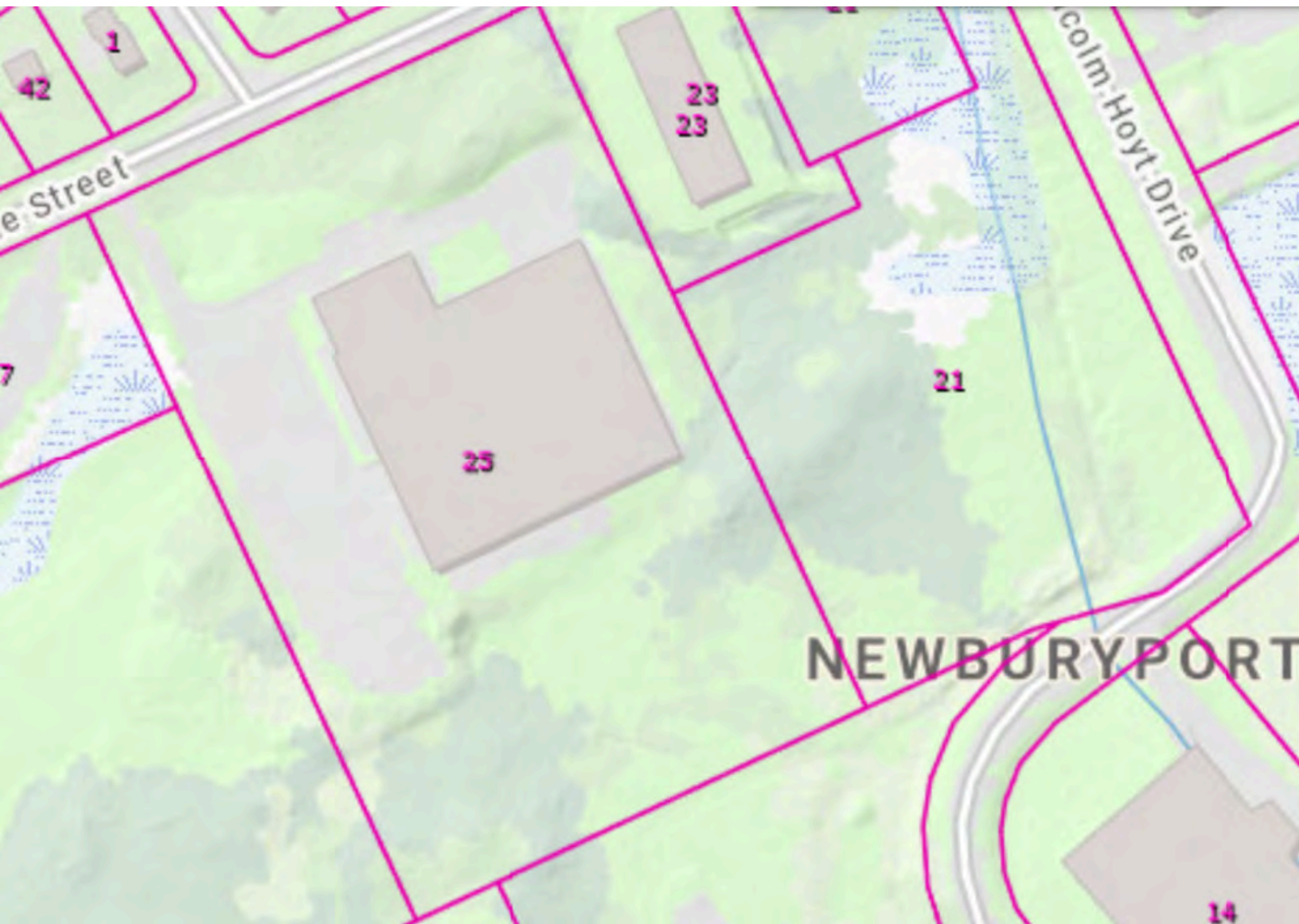


Route 113: **5 Minutes / 2 Miles**



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





FOR MORE INFORMATION

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