

445 Newburyport  
Turnpike

Rowley | MA



# Single Tenant Net Lease Opportunity

Nordlund Associates is pleased to offer 445 Newburyport Turnpike for sale. This 12,800± SF industrial facility will be sold with a new long-term lease to GP & G Corporation. GP & G has invested significantly in production systems, modern equipment, and operational tenant improvements to support their ongoing use of the property. This location offers direct frontage along Route 1 with convenient access to I-95 and Route 133, allowing GP & G to efficiently service its customers.

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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.

# Tenant Overview



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## Company Background

GP & G Corporation is a precision machining and manufacturing company providing tight-tolerance components for a range of industries. With over 50 years of experience and advanced CNC capabilities, the firm delivers reliable prototype-to-production solutions.

## Key Tenant Information

Year Established : 1950

Industries Served: Semiconductor, Defense, Aerospace

Certifications: AF 9100D / ISO 9001 /  
ITAR Compliant

Financials: Provided Upon  
Accepted Offer and  
Signing NDA



## Lease Structure

Tenant: General Products and Gear Corporation

Lease Term: 5 Years

Option to Renew: Yes - required

Lease Type: NNN (Triple Net)

Lease Rate: Fair Market Rate



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# Property Specifications



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<b>Total Building:</b>	12,800± SF
Office	2,500± SF
Warehouse/MFG	10,300± SF
<b>Year Built:</b>	1981 (expanded 1987)
<b>Construction:</b>	Steel/metal panel with modern office finishes
<b>Land:</b>	6 ± Acres
<b>Parking:</b>	Large paved area + open storage capacity
<b>HVAC:</b>	Full HVAC throughout facility (Natural Gas)
<b>Fire Safety:</b>	Smoke and Fire Alarm detection system
<b>Ceiling Height:</b>	10-11' clear
<b>Loading:</b>	Two (2) Drive-in Grade Level doors
<b>Electricity:</b>	3-Phase Power 1200 Amps / 208 V - National Grid (Rowley Municipal)
<b>Natural Gas:</b>	National Grid
<b>Water/Sewer:</b>	Municipal (Rowley) / Private Septic
<b>Roof Material:</b>	Metal (original)
<b>Zoning:</b>	Business/Light Industry District
<b>Real Estate Taxes (FY 2025):</b>	<b>\$ 13,029</b>
<b>FOR SALE</b>	<b>Subject to Offers</b>

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# Warehouse



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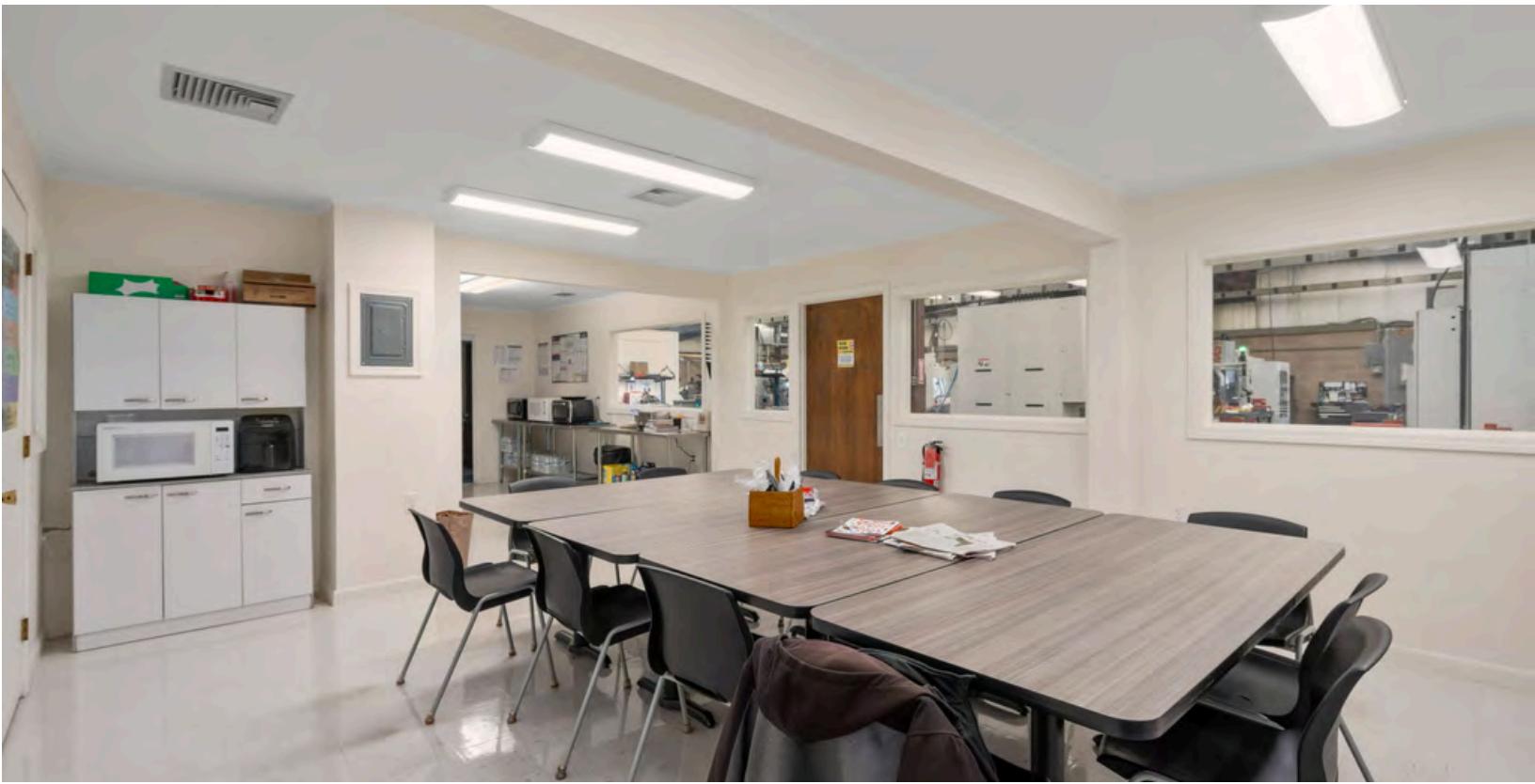
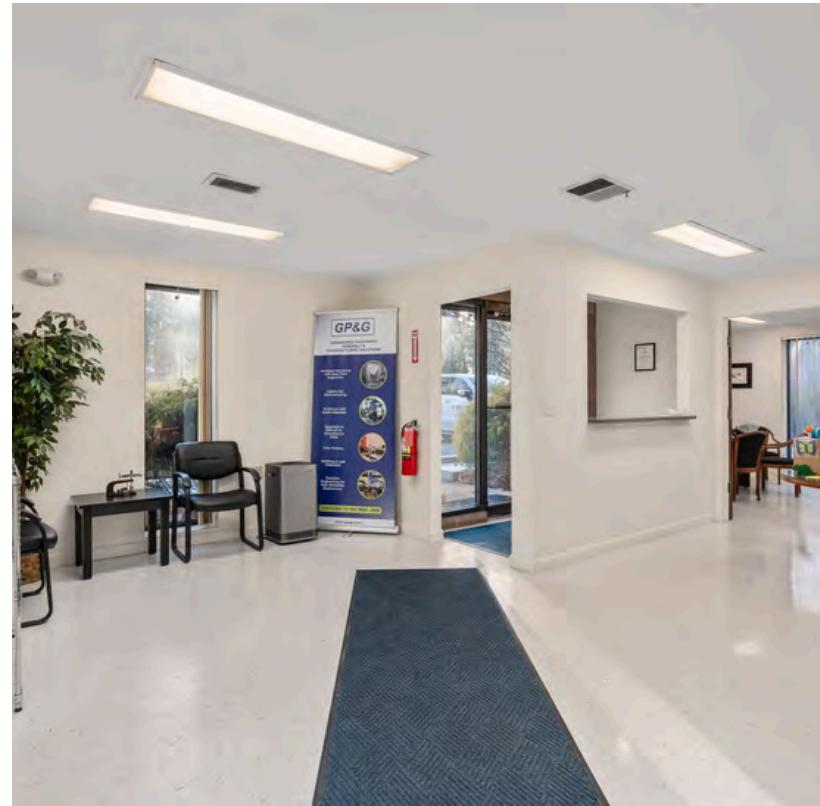


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# Office



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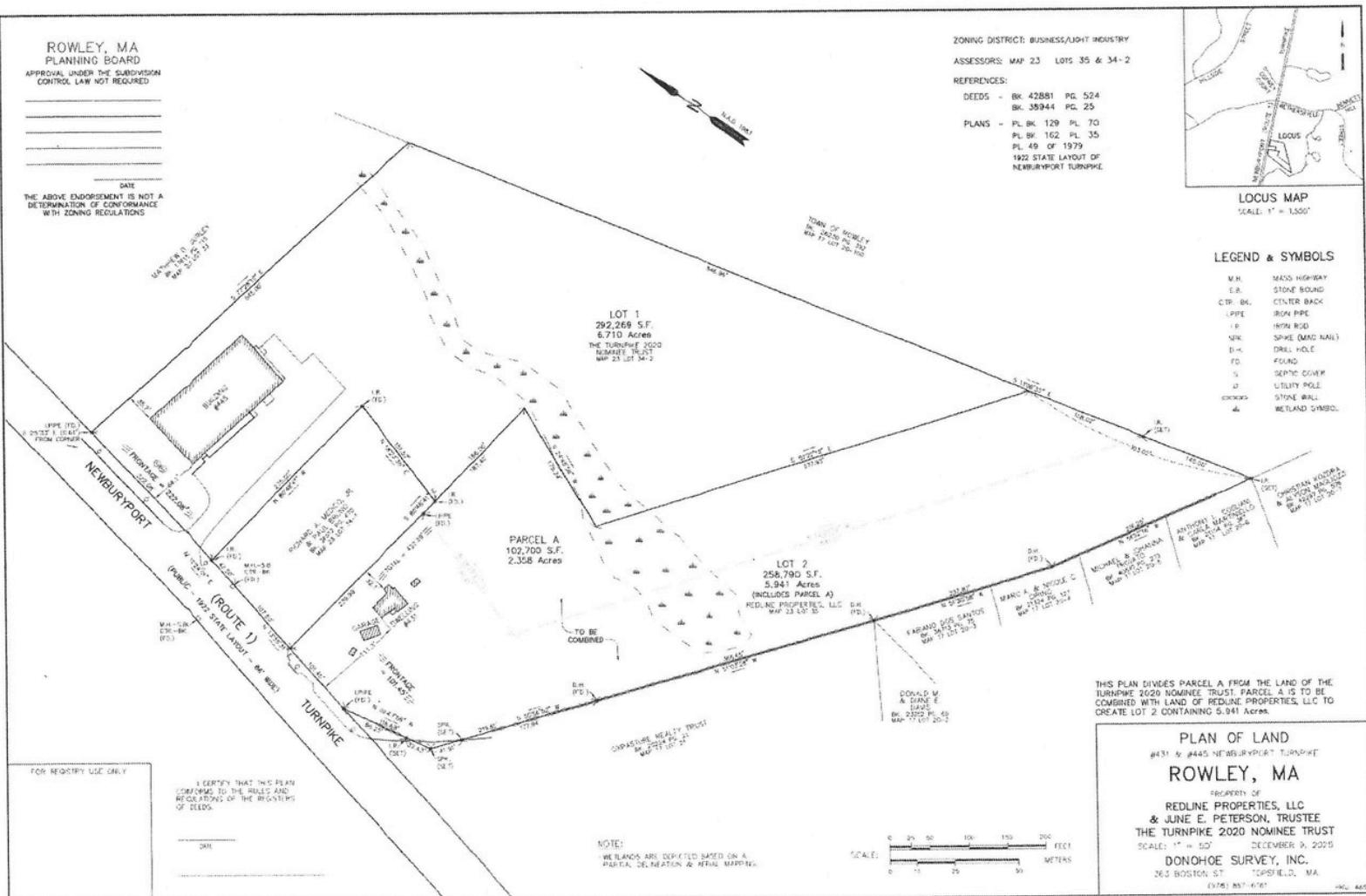


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# *Plot Plan*



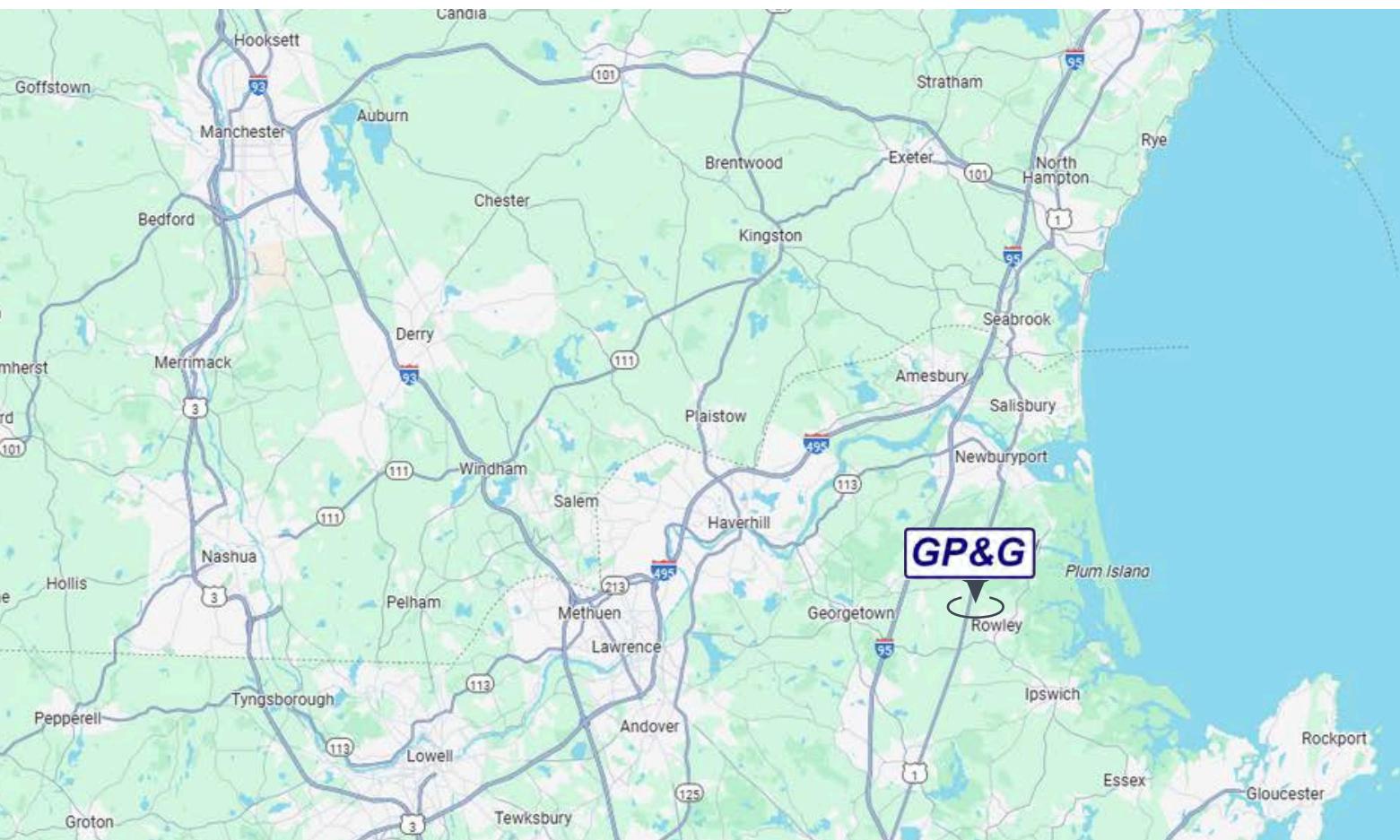
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## Distances

Route 133: **2 Miles**



Route 1: **0 Miles**



I-95 (Exit 54): **3 Miles**



# FOR MORE INFORMATION

## ANTHONY TRIGLIONE

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