

**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.

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



Property Specifications



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

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Warehouse



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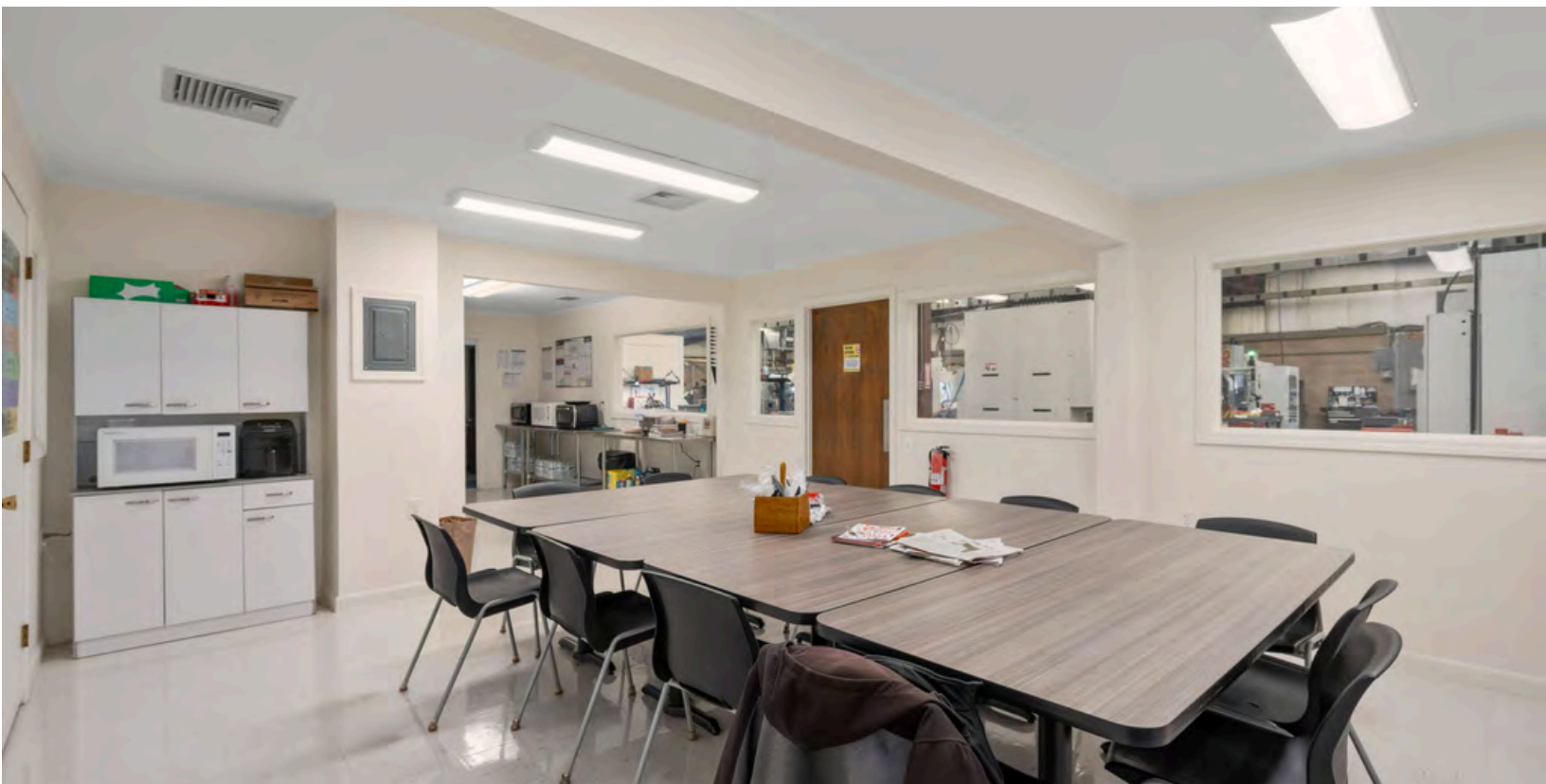


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Office



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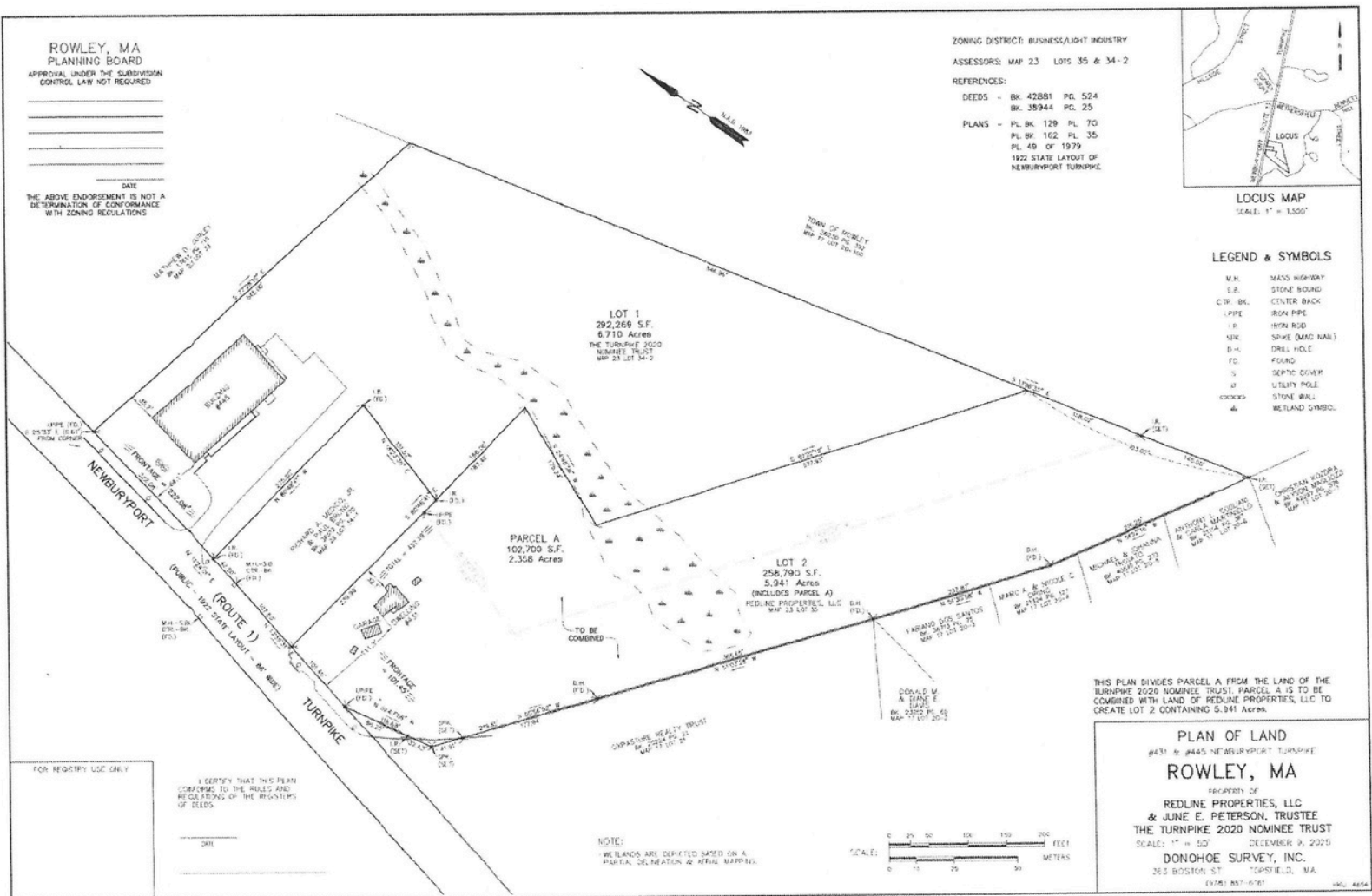


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Plot Plan



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Ipswich
COMMERCIAL | DOMESTIC
Glass

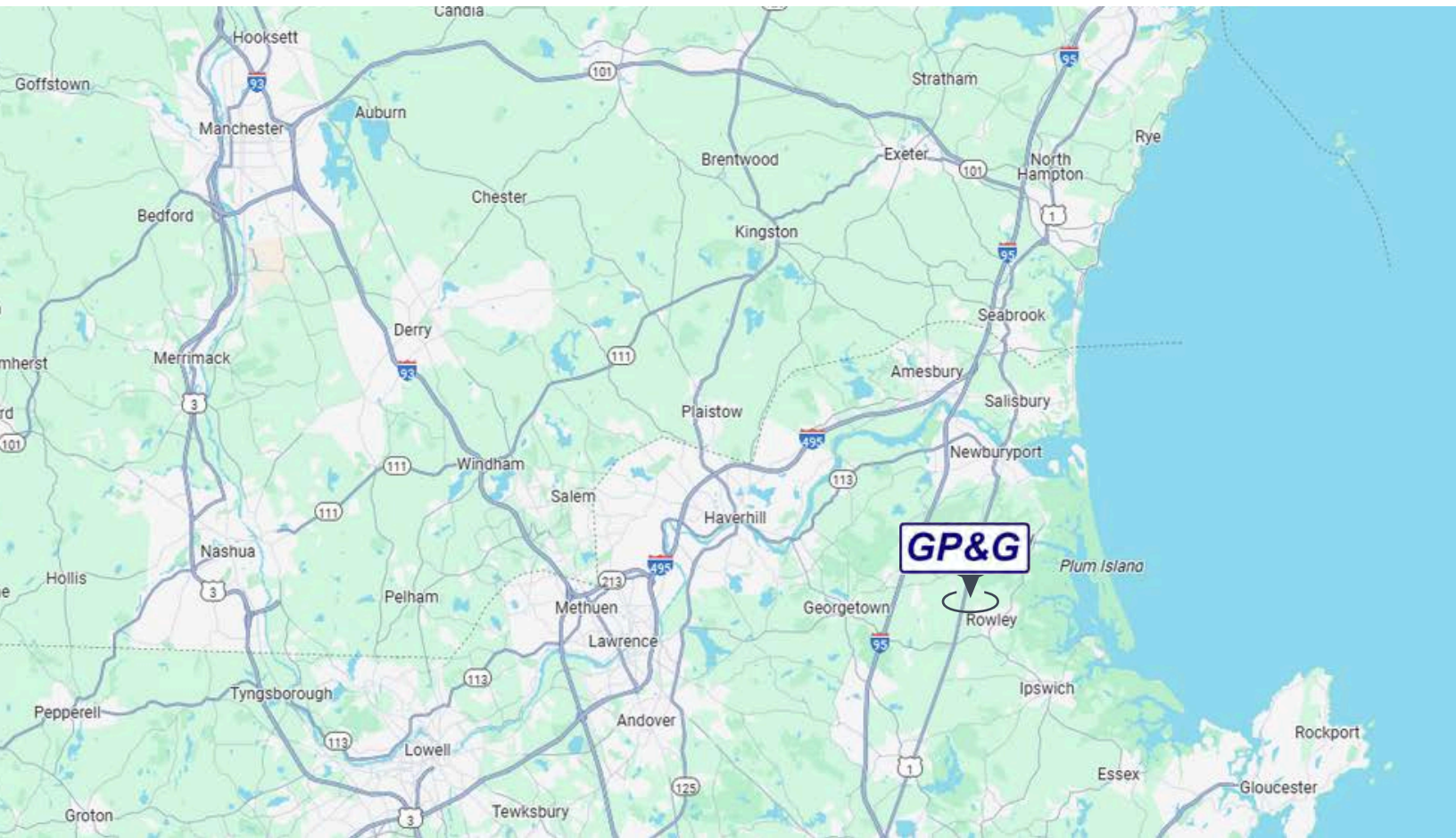
NEW ENGLAND
Biolabs®

445 Newburyport
Turnpike

GP&G

HARVEY
TOOL

1



Distances

Route 133:

2 Miles



Route 1:

0 Miles



I-95 (Exit 54):

3 Miles



FOR MORE INFORMATION

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