

*Flex / Office & Warehouse*

# 6 Perkins Way, Unit F

Newburyport, Massachusetts



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GENCON  
CONSTRUCTION

*Flex / Office & Warehouse*

# 6 Perkins Way, Unit F

Newburyport, MA 01950

6 Perkins Way, Unit F is a modern flex business condominium located in Newburyport's thriving business park. The space consists of 2,000 SF of quality professional offices recently built as a satellite office for GenCon Construction - New England's premier construction firm servicing the Commercial, Healthcare, Life Sciences, and Higher Education markets. The remaining 4,000 SF is high-bay (25' ceiling height) flex/industrial space serviced by a 10'x14' tall grade-level overhead loading door, 400 amps – 3 Phase power. The office space contains two zone heating and cooling via high efficiency electric heat pump and the warehouse/production area is heated by a natural gas heater. There are two ADA compliant bathrooms (1 with shower).

Lease Options include the following:

- a) 1-2,000 SF of Professional Office Space
- b) 4,000 SF of Flex/Industrial Space
- c) 6,000 SF Total Space (incl. 2,000 SF of Office and 4,000 SF of Flex Industrial Space)

Current owner is relocating to a larger facility within 90 days and will respond to request for proposals for all above lease options as well as purchase option.

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# Property Specifications

## 6 Perkins Way, Unit F, Newburyport, MA

Total SF:	6,000 SF
Building Footprint:	5,000 SF (1,000 SF Office + 4,000 SF Warehouse/Production Area)
Second Floor:	1,000 SF Office
Subdividable:	Yes
Condominium:	Yes
HVAC:	Gas Unit Heater in Warehouse & 2-Zone High Efficiency HVAC in Office
Power:	3 Phase - 400 Amps
Water/Sewer:	Municipal Water and Sewer
Loading:	10' Wide x 14' Tall Overhead Door at Grade Level
Year Built/Renovated:	2019/2022 (Office Buildout)
Condo Fee:	\$ 570 per month
Real Estate Taxes:	\$ 634 per month (FY 2024)

### Pricing

**FOR LEASE:** 2,000 SF Office Only = \$ 4,000 per month + Utilities  
4,000 SF Warehouse Only: \$ 6,500 per month + Utilities  
6,000 SF (Entire Space) \$ 7,000 per Month NNN

**FOR SALE: NEGOTIABLE**

# 6 Perkins Way



# Map and Directions



## Distances

To Route 1: **1 minute / .2 Mile**



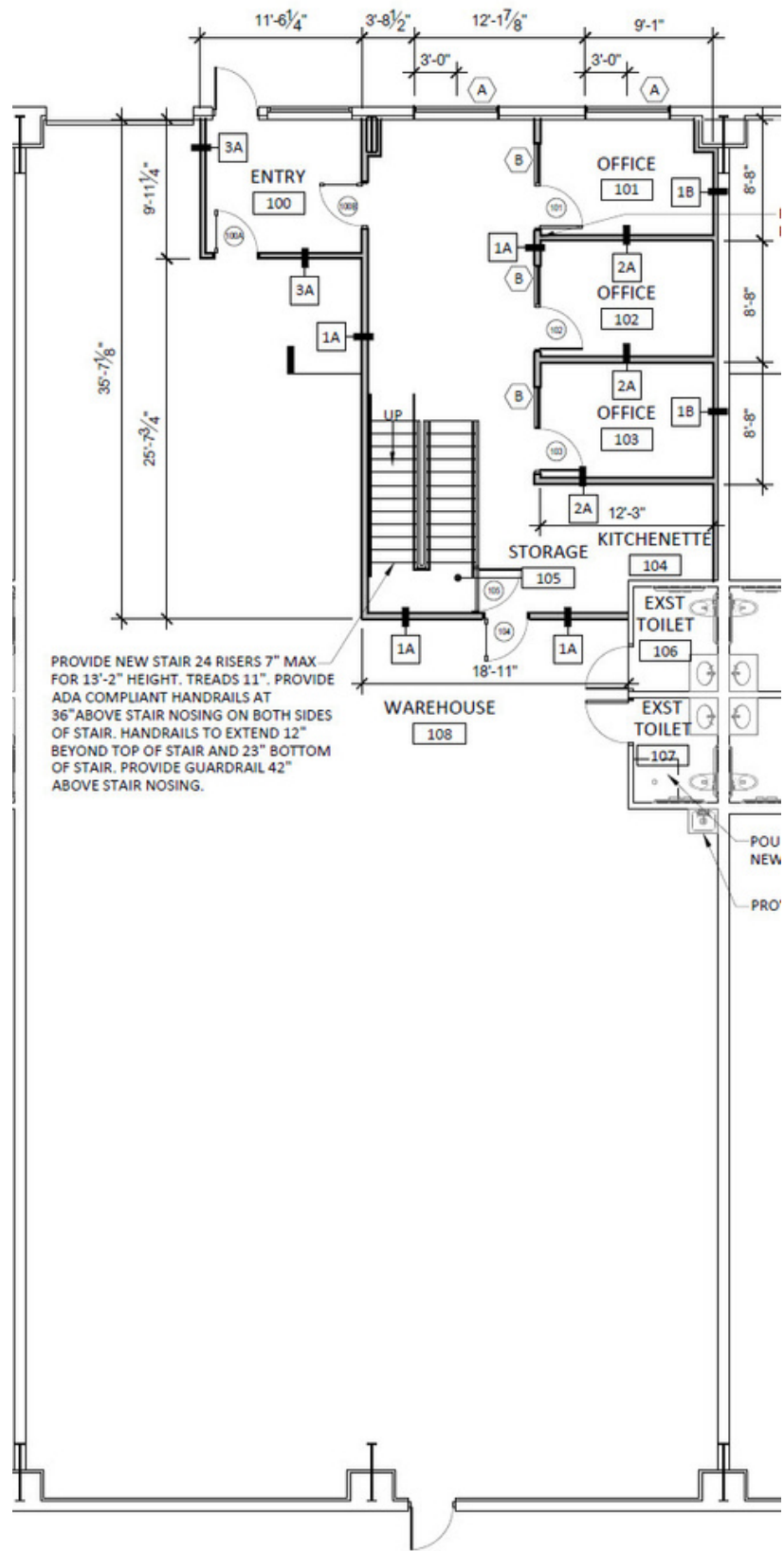
To I-495: **10 Minutes / 5 Mile**



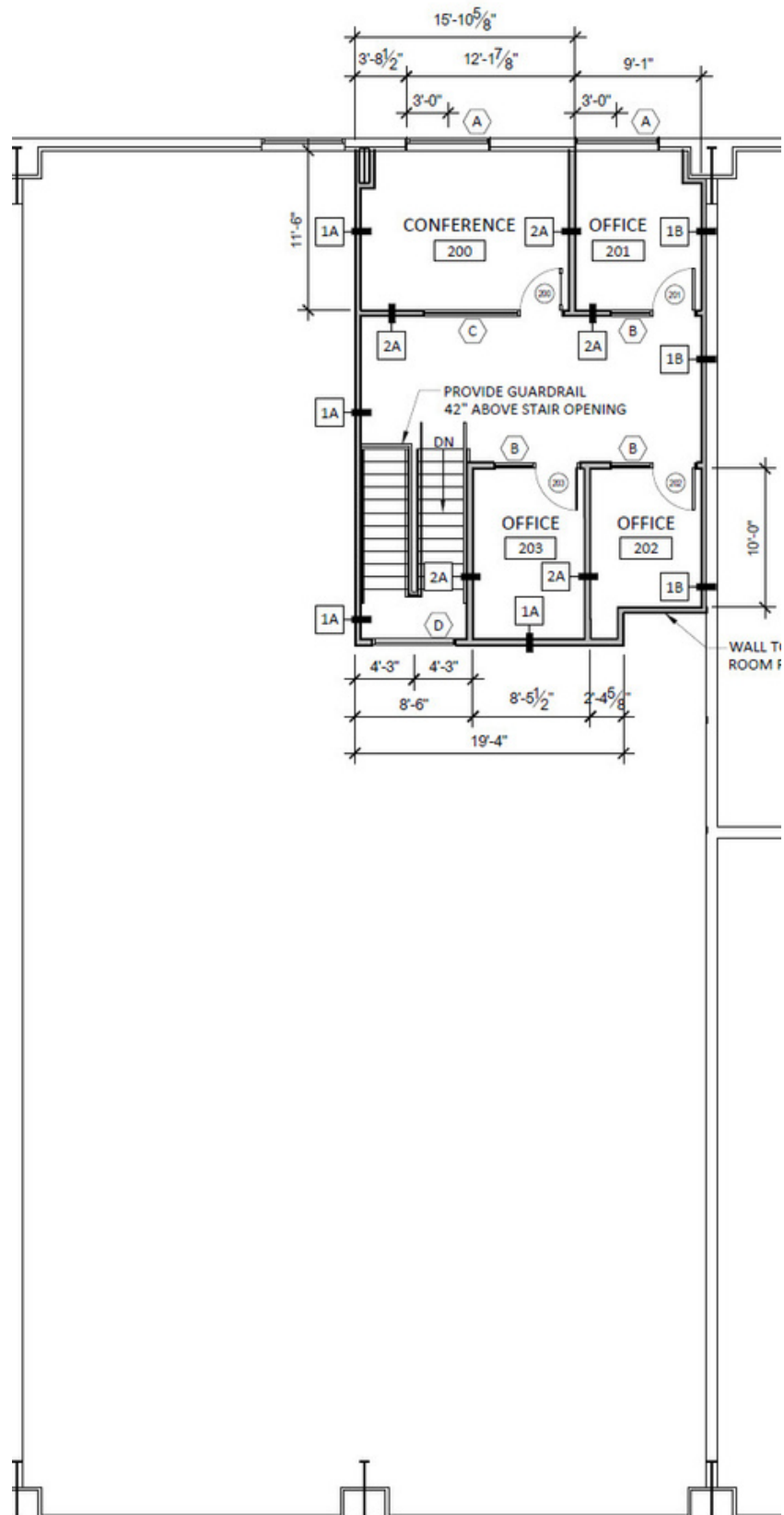
To I-95: **4 Minutes / 2.6 Miles**



# Floor Plans



# Floor Plans



FOR MORE INFORMATION

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