

For Sale

# 65 Parker Street, Unit 5

Newburyport, Massachusetts



Anthony Triglione

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Nordlund Associates is pleased to offer for sale, 65 Parker Street, Unit 5, in Newburyport, Massachusetts. This Flex/Industrial condominium is a desirable premium end unit featuring a total of 7,630 +/- SF with the following configuration:

#### FIRST FLOOR

- 2,330 SF +/- of finished office space (subdividable)
- 3,000 SF +/- of warehouse/production space (subdividable)

#### SECOND FLOOR

- 1,500 SF +/- of finished office space
- 783 SF +/- of open storage

The existing configuration currently supports subdivision for multiple tenants (ex. 2 front entry doors, 2 front office areas with separate bathrooms, and 2 loading docks in the warehouse/production space). This provides flexibility for the new owner to generate rental income from unused space while also preserving the opportunity for future expansion of the primary business. The property is located within the Seaport Business Park and adjacent to the MBTA Commuter Rail and walking distance to local businesses and restaurants of downtown historic Newburyport and the Route 1 Traffic Circle. Major highways I-95 and I-495 are within 3 miles and 5 miles respectively.

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# Property Specifications

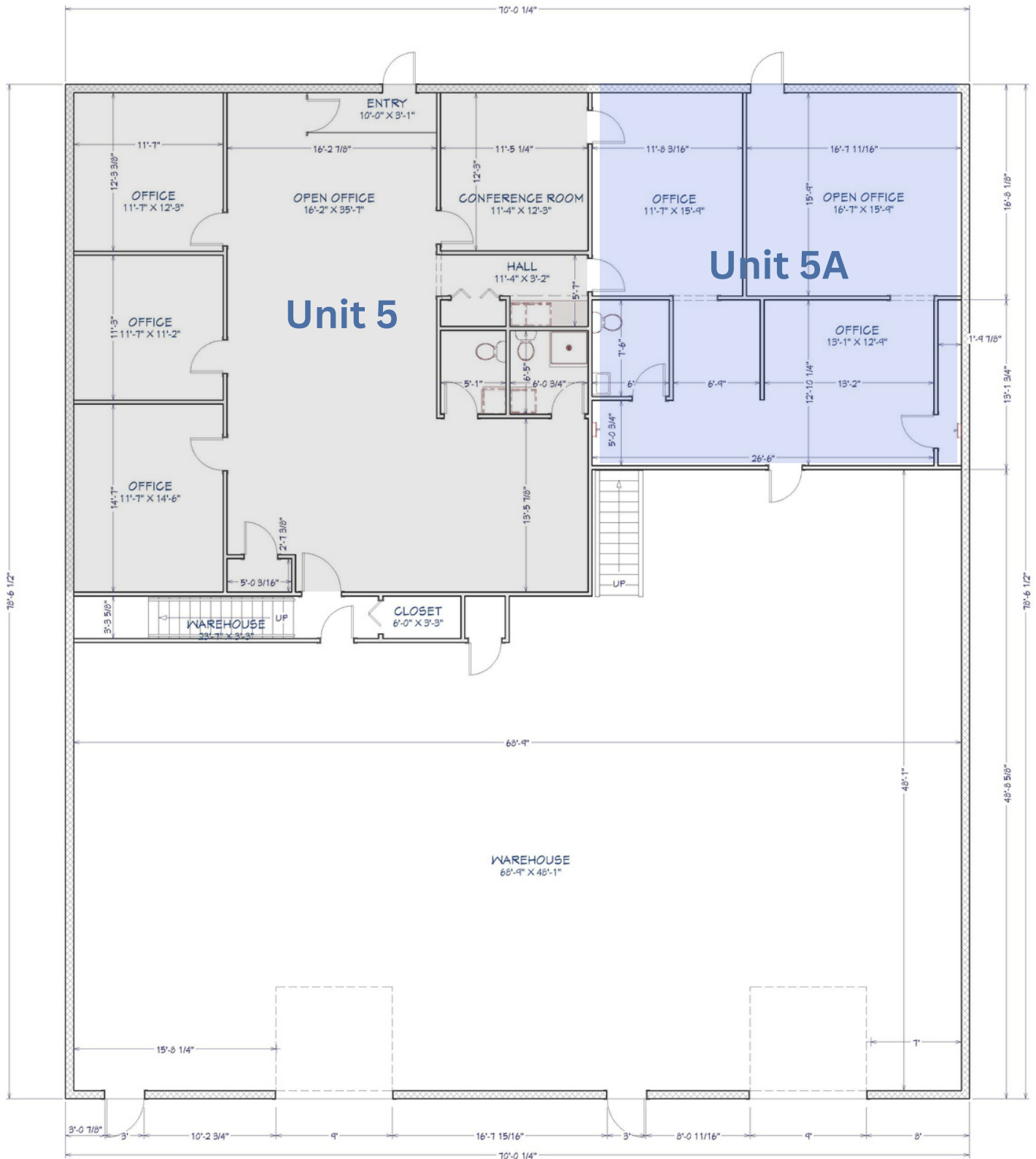
## 65 Parker St, Unit 5, Newburyport, MA

Building Footprint	5,330 SF +/-
Finished 2nd Floor Offices	1,500 SF +/-
•Unfinished 2nd Floor Mezzanine Storage	800 SF +/- (not included in SF above)
Total Building SF	7,630 SF +/-
Subdividable:	Yes - see floor plan for subdivision options
Condominium:	Seaport Business Park
HVAC:	Full HVAC in Office areas - Natural Gas/National Grid)
Internet:	Comcast
Electricity Provider:	National Grid
Power:	3 Phase /200Amp (2 electric meters)
Clear Height:	18' +/- (???)
Floors:	Concrete
Trash/Recycling	Dumpsters for trash and recycling (incl. in condo fee)
Roof:	Rubber Membrane - approx 10 years old
Water/Sewer:	Municipal Water & Sewer (incl. in condo fee)
2 Tailboard Height Loading Dock Doors:	10'W x 10'H
•Door 1 (with dock leveler)	
•Door 2	10'W x 10'H
Year Built:	1988
Monthly Condo Fee:	\$ 1,301 / Mo
Real Estate Taxes :	\$ 498.5 mo (FY 2024)

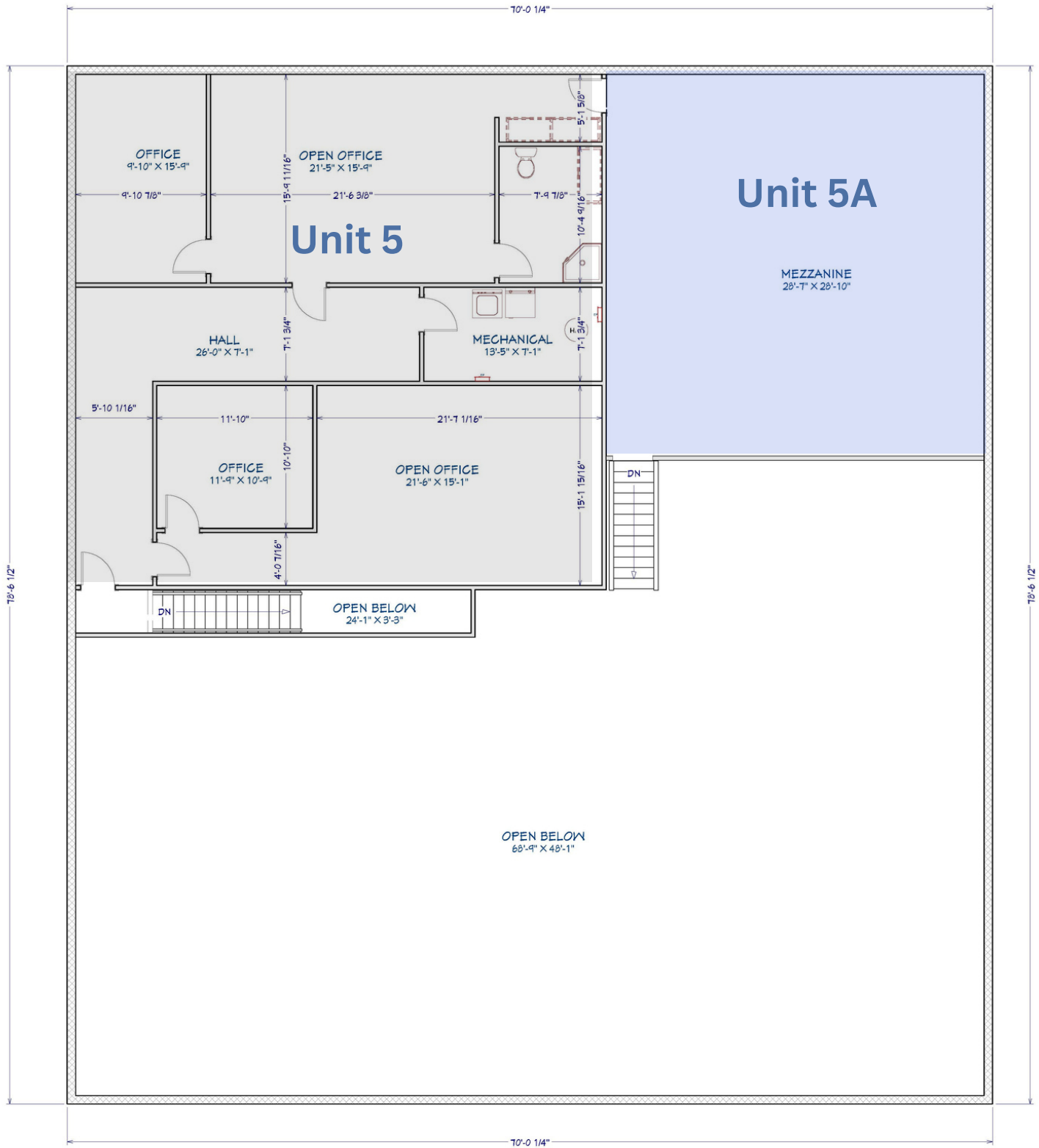
**Sale Price: \$1,175,000**

# Property Photos





TOTAL AREA  
5500 SQ FT



TOTAL AREA  
2511 SQ FT



## Distances

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



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



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



FOR MORE INFORMATION

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