

18 Henry Graf Road

NEWBURYPORT, MA | For Sale



9,000 SF +/-

6 Contiguous Condo Units

FOR SALE \$ 1,250,000

Anthony Triglione

As The Exclusive Agent:



NORDLUND ASSOCIATES

Commercial Real Estate Advisory Services

www.NordlundAssociates.com

199 Rosewood Drive, Suite 150
Danvers, Massachusetts 01923



As the exclusive agent, Nordlund Associates, Inc. is pleased to present:

18 Henry Graf Road

Industrial Condo Units 3, 4, 14, 15, 16, 17
Newburyport, MA

9,000 SF +/- Flex Industrial Space consisting of 6 condominium units that are contiguous with no existing demising walls. 6,000 SF +/- is currently under lease with Tenant (Whitcraft/formerly Berkshire Manufacturing) until December 31, 2022. Tenant has occupied the space for approximately 12 years. The remaining 3,000 SF +/- will be delivered vacant as of March 31, 2022. The entire 9,000 SF space contains 2 bathrooms, several small office areas, 3 total Electric Meters with 3 Phase Power at 480v & 240v, 22'-24' clear ceiling height; 3 Overhead garage doors at Grade Level. Subdivision of space shall be the responsibility of the new owner.

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Six Contiguous (25'x60') Flex Industrial Condos



- Existing Interior Office Buildout
- Flexible Floor Plan for multiple tenants and future subdivision (if desired)
- Natural light via ribbon windows above shop floor



- 3 Grade Level Overhead Loading Doors
- 3 Phase Power @ 480v/240v
- 22'-24' Clear Ceiling Height

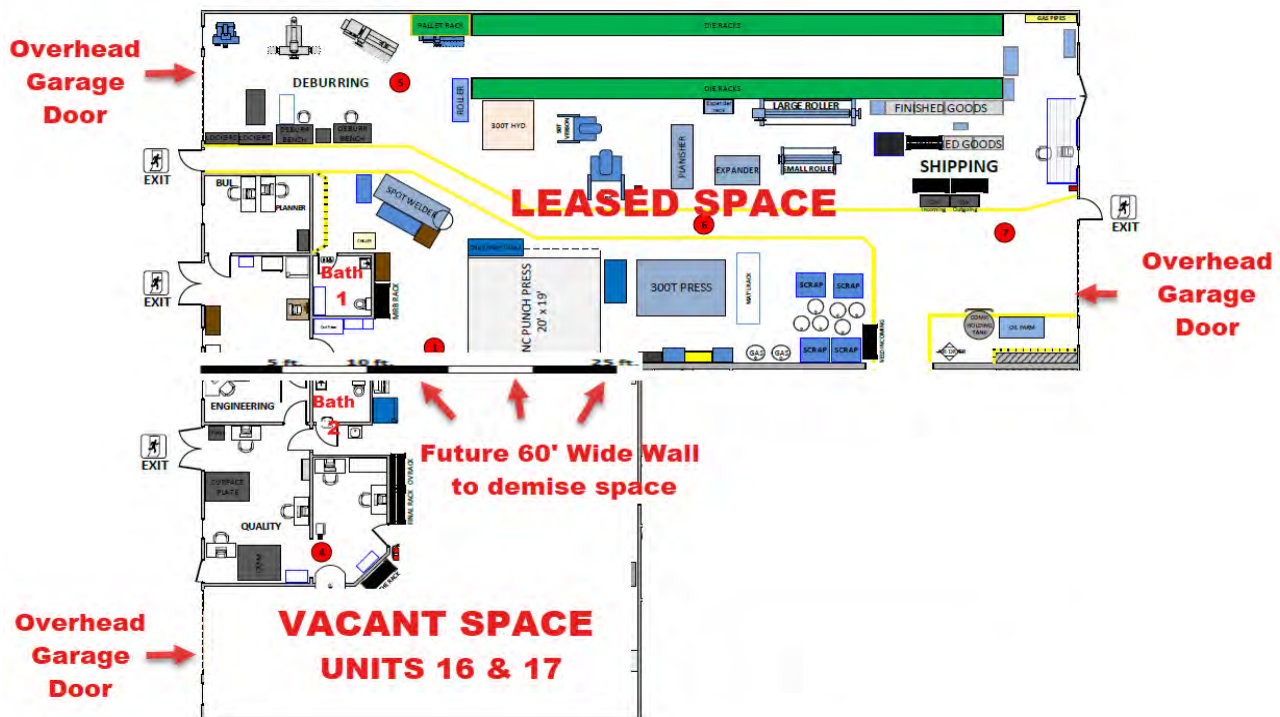
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18 Henry Graf Road- Building Specifications



Current Building Configuration:

| | |
|----------------------|--------------|
| • Unit 16 & 17 | 3,000 SF +/- |
| • Units 3, 4, 14, 15 | 6,000 SF +/- |

| | |
|----------------------------|--------------|
| Total SF of Combined Units | 9,000 SF +/- |
|----------------------------|--------------|

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|------------------|----------------------------|
| Fire Protection: | Wet Sprinkler & Fire Alarm |
|------------------|----------------------------|

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|-------|----------------------------|
| HVAC: | Unit Heaters (Natural Gas) |
|-------|----------------------------|

| | |
|---------|---|
| Windows | Ribbon Windows providing Natural Light in Warehouse or for Pot'l Mezzanine Office Space |
|---------|---|

| | |
|--------|--|
| Power: | 3 Separate Meters - 3 Phase 200 Amp @ 480 v each |
|--------|--|

| | |
|---------------|-------------------|
| Clear Height: | 22-24' under beam |
|---------------|-------------------|

| | |
|---------|----------------------------------|
| Parking | In front of Unit + Common Spaces |
|---------|----------------------------------|

| | |
|-------|---------------------|
| Roof: | Standing Seam Metal |
|-------|---------------------|

| | |
|--------------|-------------------------|
| Water/Sewer: | Municipal Water & Sewer |
|--------------|-------------------------|

| | |
|----------|---|
| Loading: | None existing- potential to add interior lift |
|----------|---|

| | |
|--------------------------|-----------|
| • Tailboard | (3) Total |
| • Overhead Service Doors | |

| | |
|--------|------|
| Built: | 2002 |
|--------|------|

| | |
|---------|-----|
| Zoning: | I 1 |
|---------|-----|

| | |
|---|-------------------------------|
| Real Estate Taxes \$ 15,532 / YR (\$ 1,294 per month) | Condo Fees \$ 1,035 per month |
|---|-------------------------------|

| | |
|-------------|--------------|
| Sale: Price | \$ 1,250,000 |
|-------------|--------------|

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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 your 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.

Property Photos



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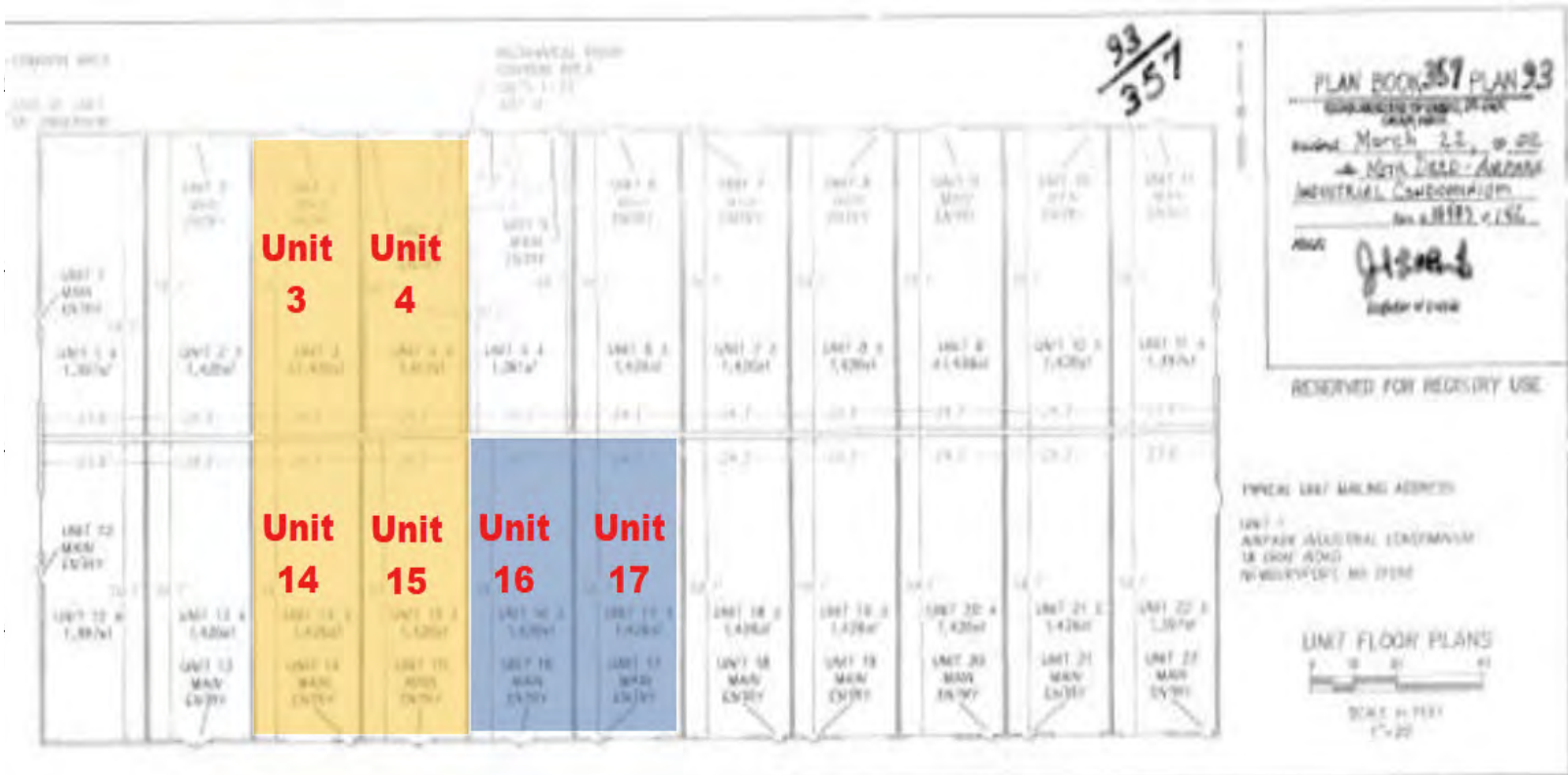


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Floor Plan

Recorded Condominium Units Plan



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