

# 40 WATER STREET

AMESBURY, MA

25,843 SF Flex Industrial Space |  
FOR SALE OR LEASE



NORDLUND  
ASSOCIATES

High Bay Warehouse

# PROPERTY SUMMARY

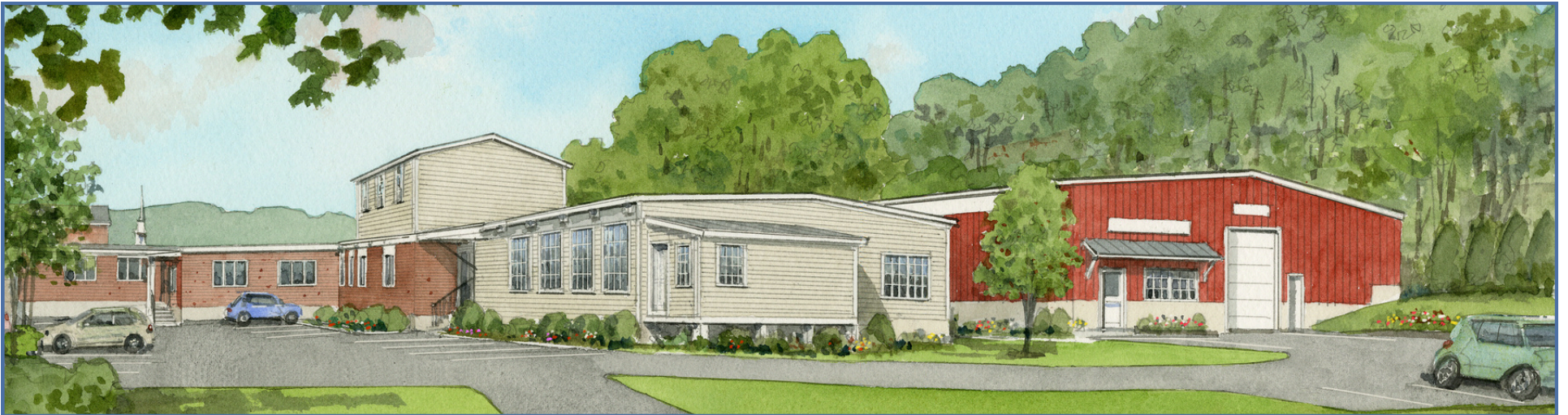
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Nordlund Associates is pleased to offer a combined flex/industrial opportunity at 40 Water Street in Amesbury, Massachusetts, totaling  $\pm 25,843$  SF within the Water Street Commerce Center Condominium.

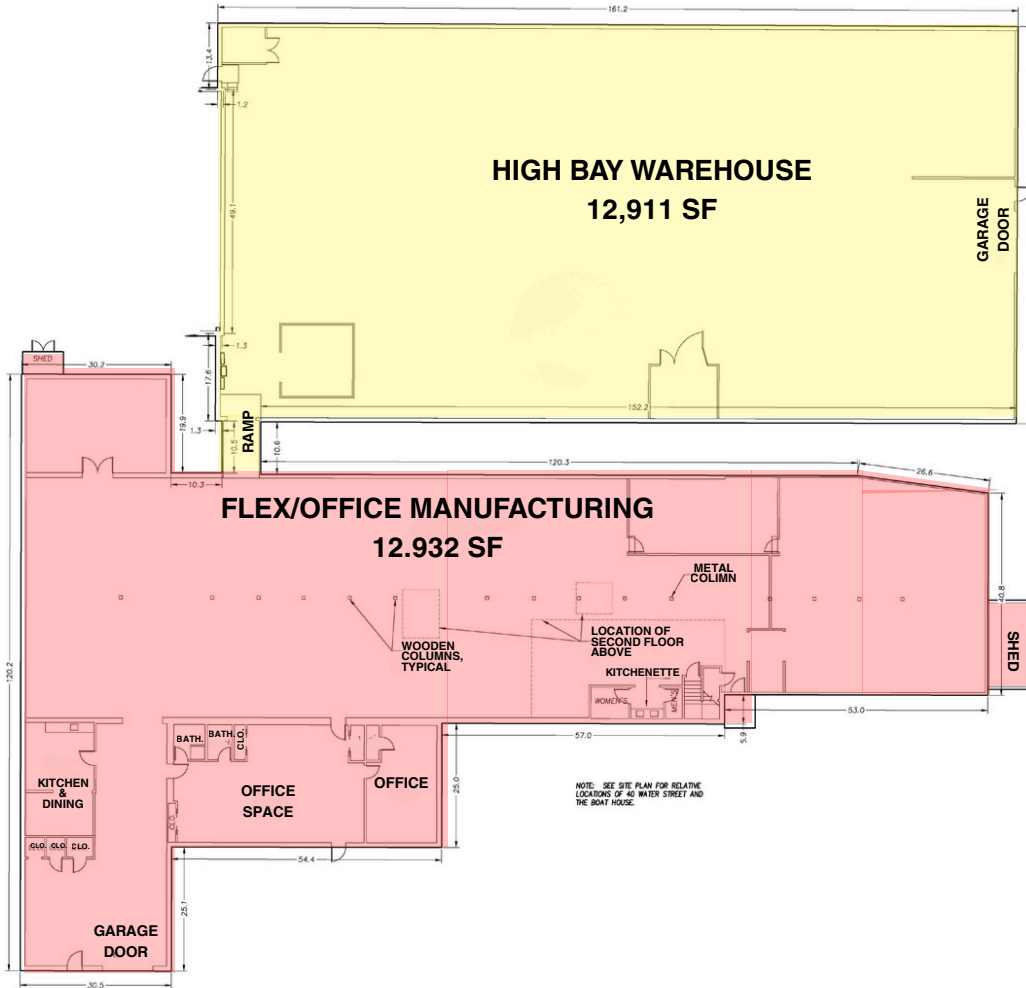
The property features a blend of manufacturing and high-bay warehouse space, providing a flexible layout suitable for a range of industrial, assembly, or distribution users. Key features include heavy 3-phase power @ 480V, a mix of clear heights ranging from approximately 10'6" to 19', grade-level and dock loading capabilities, fire suppression systems, and upgraded lighting.

The space also includes existing office area, with the ability for users to further customize based on operational needs. The combination of functional layout, strong power infrastructure, and flexible configuration positions this offering as a unique opportunity within the Amesbury submarket.

Unit owners are responsible for maintenance of their respective buildings and exclusive-use areas, while the Condominium Association maintains common access and parking areas.



# PROPERTY SPECIFICATIONS



**Total Size** 25,843 SF +/- Total

High Bay Warehouse: 12,911 SF +/-  
 Low Bay Manufacturing: 11,582 SF +/-  
 Office Space: 1,350 SF +/-

**Year Built** 1989 (High Bay) & 1900's (Flex)

**Clear Height** 15' - 19' +/- (High Bay)  
 10' - 12' +/- (Flex)

**Column Spacing** Clear Span (no columns) in High Bay (12,911 SF)  
 Various Spacing in Flex Manufacturing

**Loading** (1) Grade- Level Overhead Door (High Bay)  
 (1) Tailboard Dock Height Platform (Flex)  
 (1) Drive-in Ramp to Overhead door (Flex)

**Utilities**  
 Water & Sewer: Municipal  
 Electric: National Grid (3-Phase - 480 V / 400 Amp)  
 Natural Gas: National Grid

**Life Safety** Dry Sprinkler (High Bay)  
 Wet Sprinkler (Flex)

**Lighting** Newer LED Lighting (High Bay)

**Parking** 42 (1.5 per 1,000 SF)

**Zoning** IC (Industrial Commercial)

**Condo Fee** \$8,000 (est.) / yr

**Real Estate Taxes** \$21,237 / yr

**For Sale Price** \$2,585,000

**For Lease** \$ MARKET RATE TBD BASED ON  
 TENANT'S SPECIFIC REQUIREMENTS\*



# Flex / Office Manufacturing Proposed Façade Upgrades



Existing

# High Bay Warehouse Proposed Façade Upgrades



Existing

**Flex / Office Manufacturing**



**High Bay Warehouse**



**Flex / Office Manufacturing**



**High Bay Warehouse**

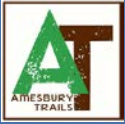


**Flex / Office Manufacturing**

**High Bay Warehouse**



## Amesbury Riverwalk



## Downtown



## Distances



Adjacent



.15 Miles



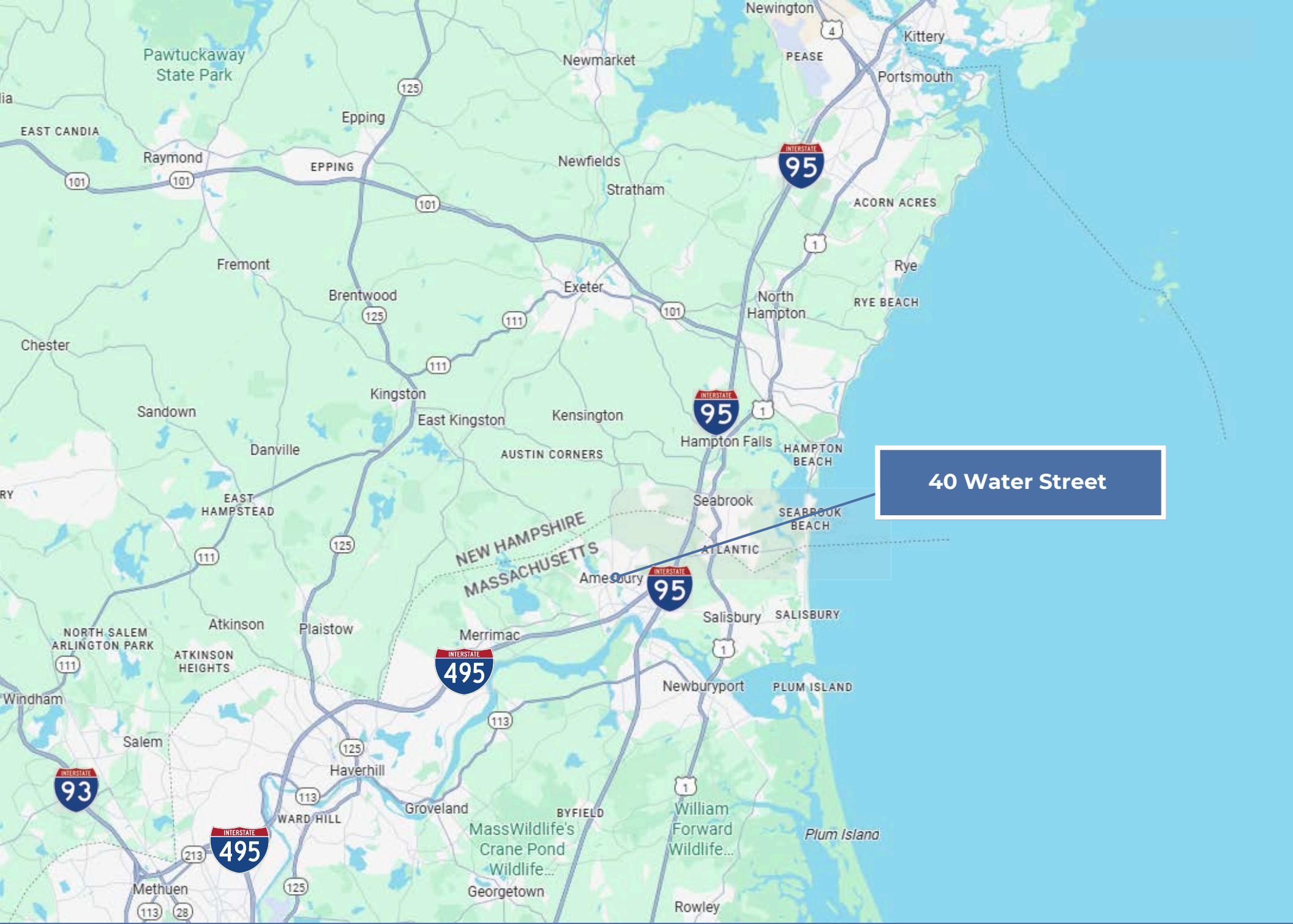
2 Miles



2.6 Miles

40 Water Street





**40 Water Street**





## Broker Contacts

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### Anthony Triglione

Senior Vice President  
+1 508 783 6705  
atriglione@nordlundassociates.com



### Rick Bartley

Vice President  
+1 603 957 0137  
rbartley@nordlundassociates.com



NORDLUND  
ASSOCIATES

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