

*Flex Property For Lease*

# 18 Henry Graf Road

Newburyport, MA 01950



Kevin Olson

[kolson@nordlundassociates.com](mailto:kolson@nordlundassociates.com)

(978) 762-0500

Anthony Triglione

[atriglione@nordlundassociates.com](mailto:atriglione@nordlundassociates.com)

(508)-783-6705

[www.NordlundAssociates.com](http://www.NordlundAssociates.com)



**NORDLUND  
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Newburyport, MA 01950

Nordlund Associates, Inc. is pleased to present an opportunity to lease a Highly sought after commercial space in Newburyport. High Ceiling dedicated unit for lease. 3,000 SF +/- Flex Industrial Space contains bathroom, small office areas, with 3 Phase Power at 480v& 240v, 22'-24' clear ceiling height; Overhead garage door at Grade Level.

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# Property Summary

## Location Description

18 Henry Graf Road Newburyport is located within established business park, less than ½ mile to the MBTA commuter rail, 1 mile from downtown Newburyport and the waterfront. Property is ½ mile from Rt.1 and 2 miles to I-95. Dynamic commercial park with a variety of uses from aerospace, tech, mechanical services, medical and recreation.



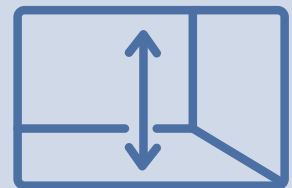
## Property Highlights



**Grade Level  
Overhead Loading Door**

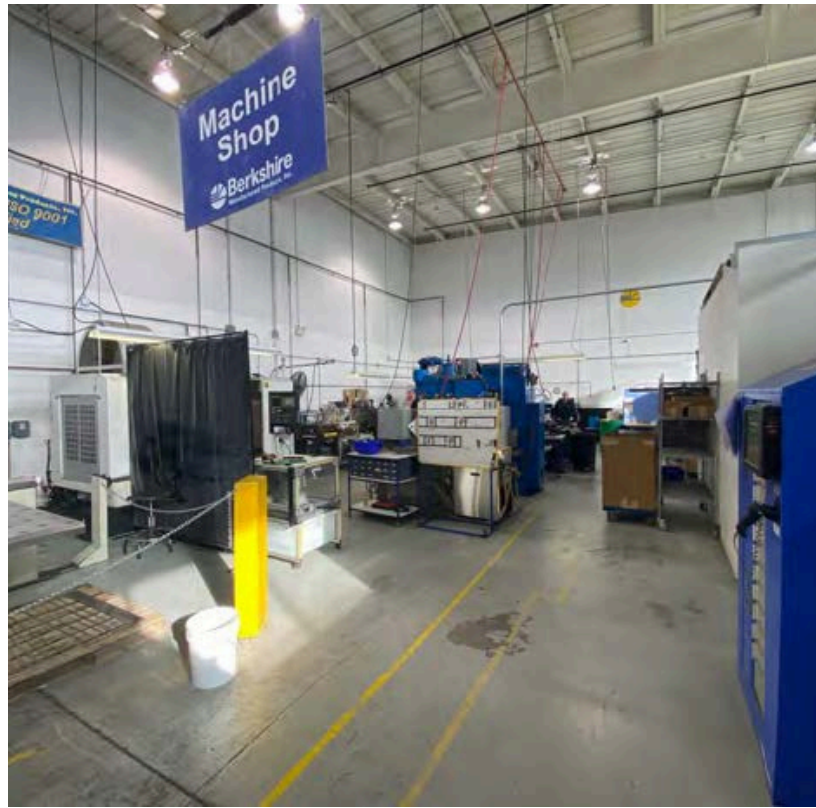


**3 Phase Power @  
480v/240v**

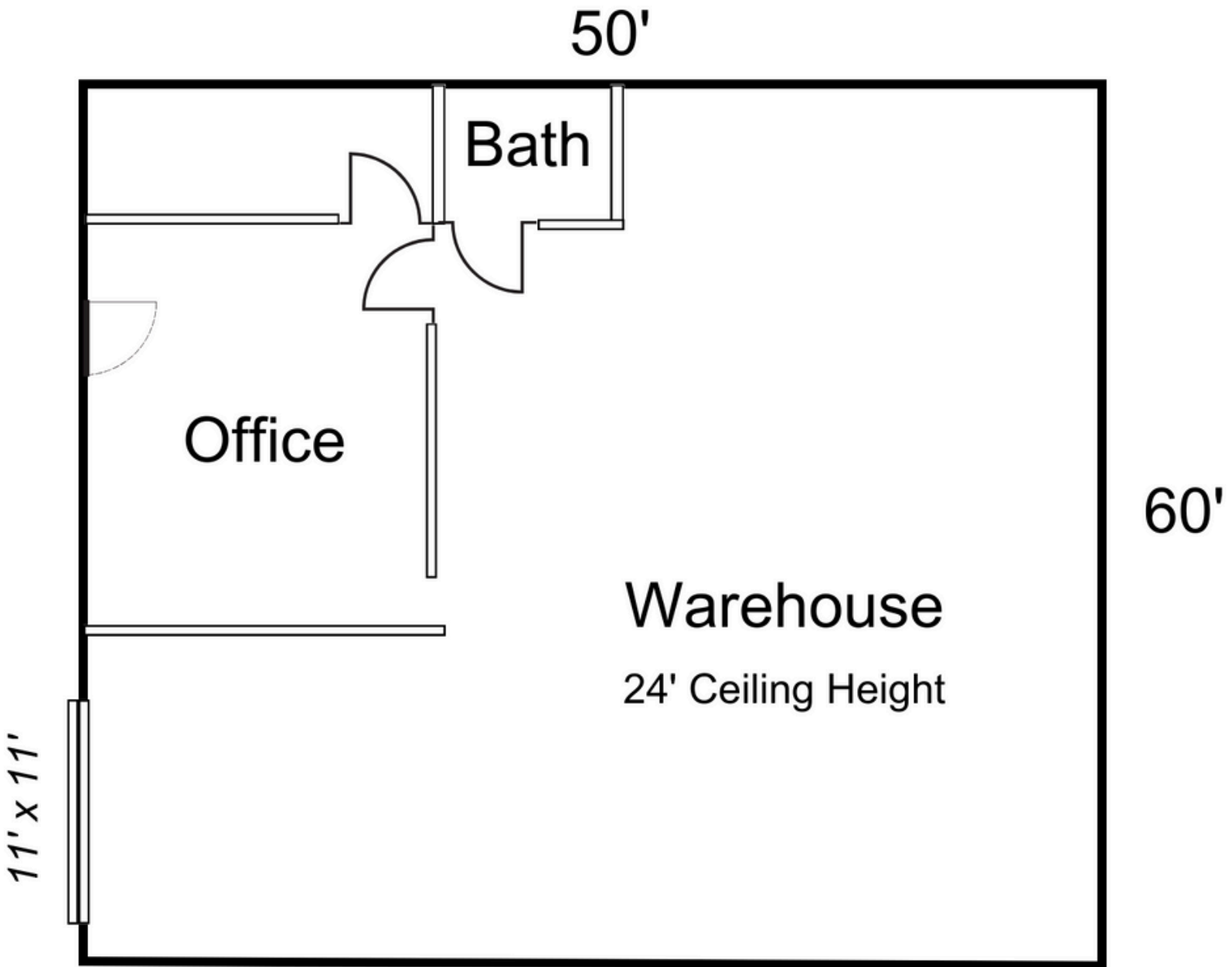


**22'-24' Clear Ceiling  
Height**

# 18 Henry Graf Road



# Floor Plans



# FOR MORE INFORMATION

KEVIN OLSON

KOLSON@NORDLUNDASSOCIATES.COM

(978)-762-0500 x 102



ANTHONY TRIGLIONE

ATRIGLIONE@NORDLUNDASSOCIATES.COM

(508)-783-6705



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ASSOCIATES

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