



FOR SALE

2 New Pasture Rd, Units 5 & 6

Newburyport, Massachusetts

Nordlund Associates is pleased to present 2 New Pasture Road, Units 5 & 6, Newburyport, MA, a $\pm 4,961$ SF flex/industrial condominium located within a well-maintained industrial complex in Newburyport. The unit features grade-level loading and a balanced office/industrial layout, making it well-suited for a range of flex, light industrial, or service-oriented users.

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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 the 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.



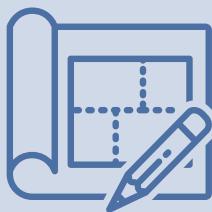
Location Description

2 New Pasture Road is located in Newburyport's established industrial corridor, offering convenient access to regional roadways serving the North Shore and Merrimack Valley. The property benefits from proximity to Route 1, Route 113, and I-95 & I-495, allowing efficient connectivity to surrounding communities including Greater Boston, New Hampshire, & Maine.

Newburyport offers a unique combination of industrial infrastructure, workforce access, and proximity to downtown amenities.



Property Highlights



**±4,961 SF Flex /
Industrial Condo**



**Grade-Level Loading with
Office Build-Out**



**Access to I-95 & I-495
Route 1 & Route 113**

Property Specifications



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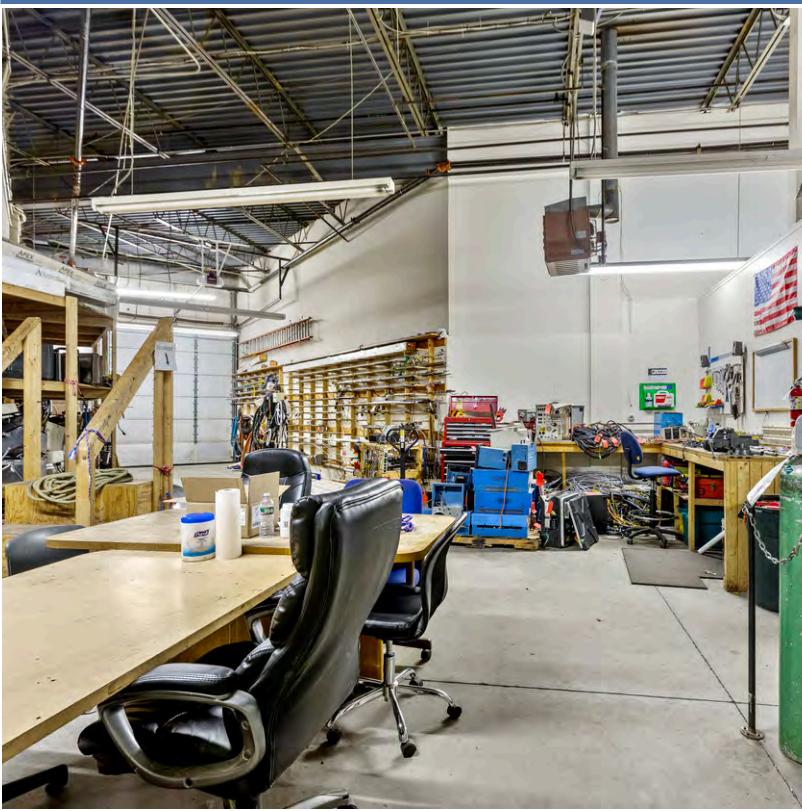
Total Building:	4,961 ± SF
Office	2,000 ± SF
Warehouse/MFG	3,000 ± SF
Year Built:	1988
Construction:	Masonry & Steel
Parking:	On-Site
HVAC:	Office: Full HVAC Warehouse: Natural Gas Unit Heaters
Fire Safety:	Wet Sprinkler System
Ceiling Height:	16' Clear
Loading:	Drive-In Overhead Door (10 ft w, 12 ft h)
Power:	400 Amps, 3-Phase (200 Amps, 3-Phase per unit)
Natural Gas:	Yes
Water/Sewer:	Municipal
Zoning:	Light Industrial
Condo Fee:	\$697
Real Estate Taxes (FY 2026):	\$5,950
FOR SALE	\$865,000

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Warehouse



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Office

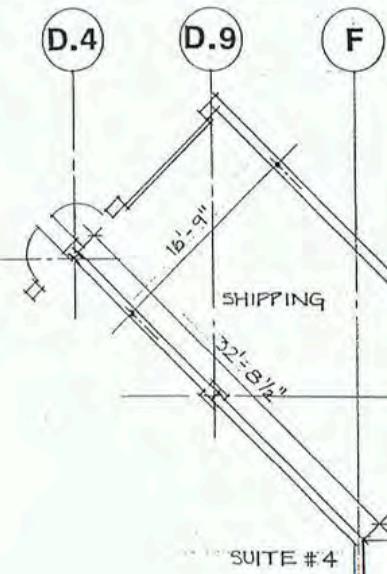


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THE BUSINESS CENTER AT NEWBURYPORT THREE CONDOMINIUM



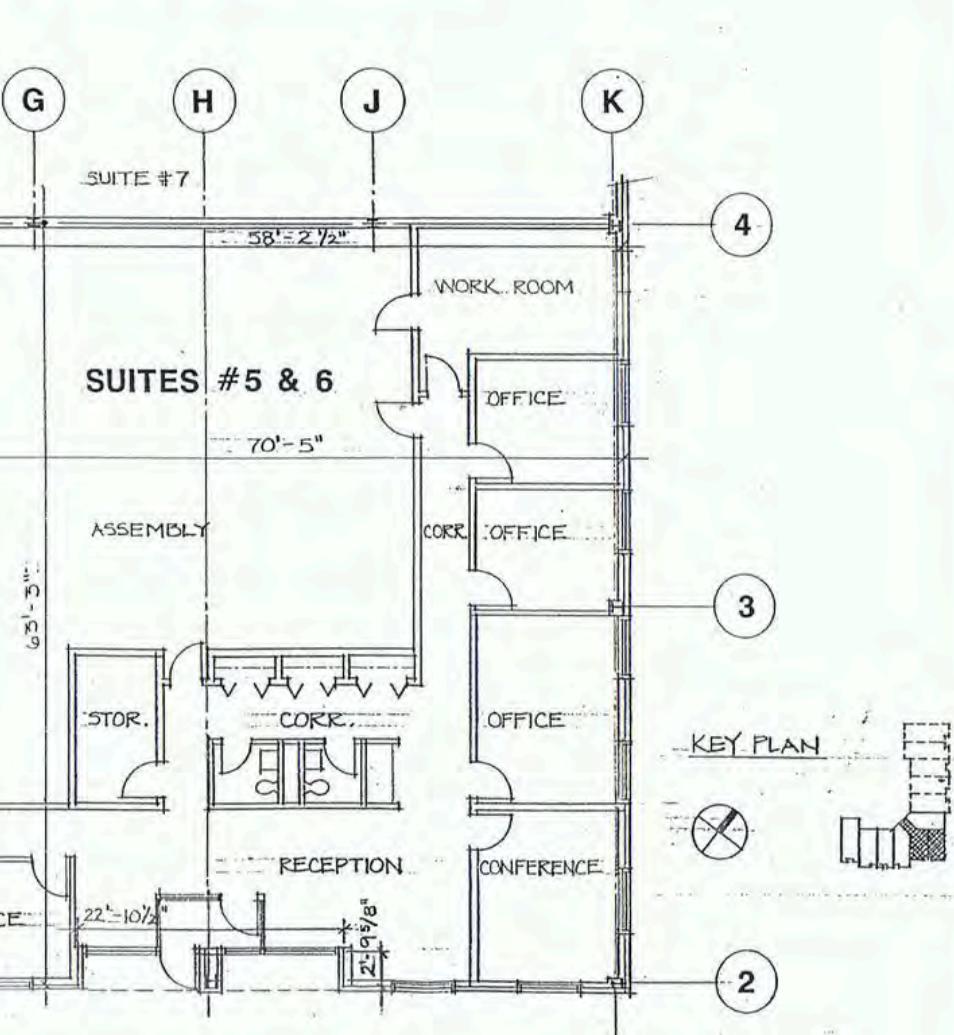
SUITES #5 & 6 PLAN

UNIT AREA:
4961 S.F.



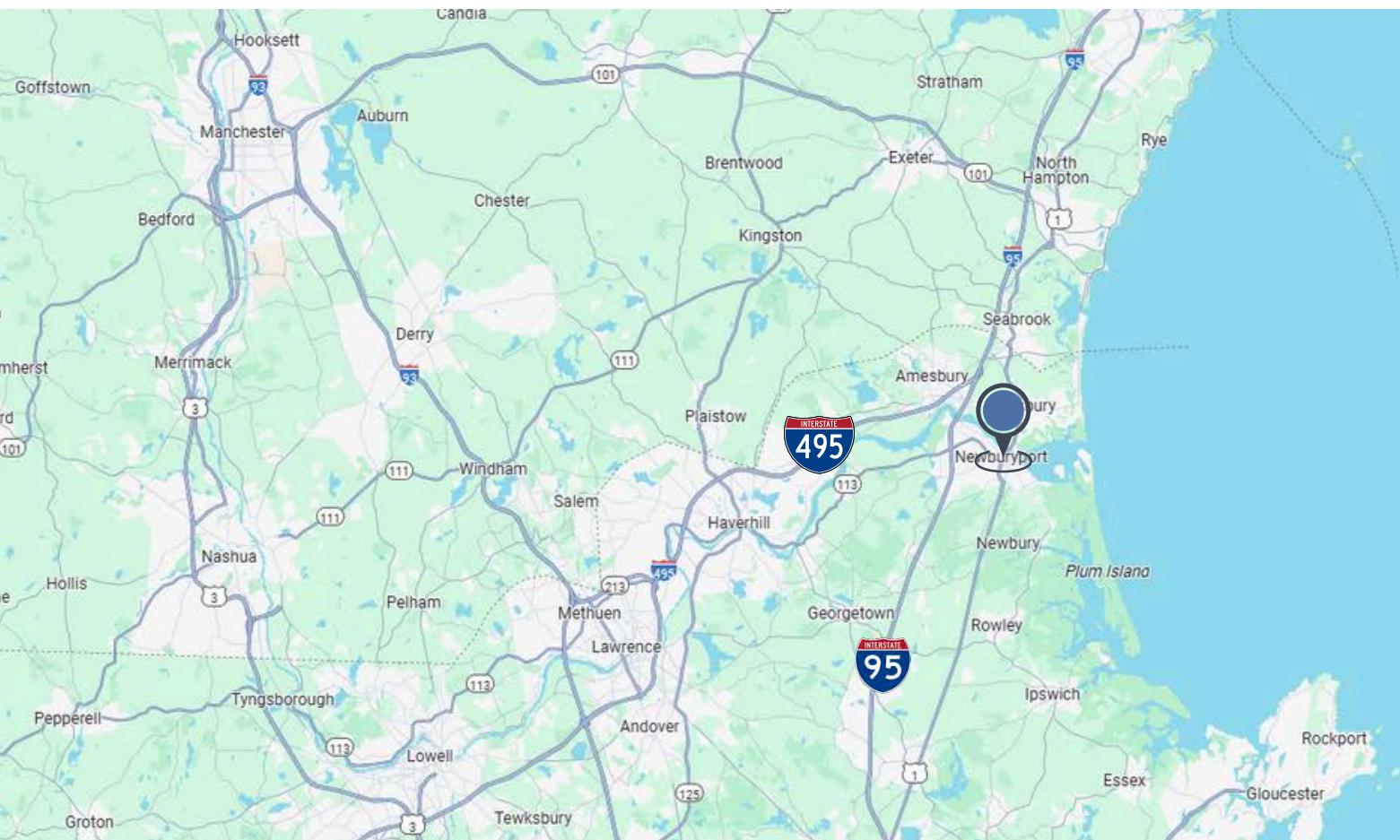
SCALE IN FEET:

0 4 8 16 32



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Distances

Route 113:

0.8 Miles



MBTA Commuter Rail:

Route 1:

0.5 Miles



less than 1 Mile

I-95:

2.5 Miles



FOR MORE INFORMATION

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