



AMESBURY PORTFOLIO

12 Oakland Street

144 Elm Street

22 Oakland Street

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22 Oakland Street

3-Building Collection | Totaling 86,774 SF | 92.26% Occupancy

EXECUTIVE SUMMARY

12 Oakland Street, 22–24 Oakland Street, and 144 Elm Street offer a three-building light industrial and flex portfolio totaling approximately 86,774 ± SF in Amesbury, Massachusetts. The properties are located approximately 1.25 miles from both I-95 and I-495, with direct access to Route 110, positioning the portfolio within the broader Merrimack Valley market and near regional hubs such as the historic seaside communities of Newburyport, MA and Portsmouth, NH.

The portfolio supports a mix of office, light industrial, and retail applications. Anchor tenancy includes Hexcel (NYSE: HXL), occupying 38,000 SF at 144 Elm Street, along with a roster of local and regional tenants such as GZA Engineering, Barewolf Brewery, and Farm & Sea. Recent renovations across the portfolio have been made to accommodate the needs of both established and growth-oriented businesses.

Area amenities include local restaurants (ex. Market Square Bake House) and hotel accommodations along Route 110 for the benefit of both tenants and visitors. The portfolio's current occupancy rate of 92% provides stable in-place income for investors with potential for future growth in rents while meeting the demand for small to mid-size firms needing flex space (light manufacturing, maker, assembly, r&d, executive offices, etc.).

Portfolio Summary

Number of Properties	3
Portfolio Size (SF)	86,774
Acreage	2.85
Number of Tenants	19
Occupancy	92.26%

Anchor Tenants



FARM
+ SEA



PORTFOLIO OVERVIEW



12 Oakland Street

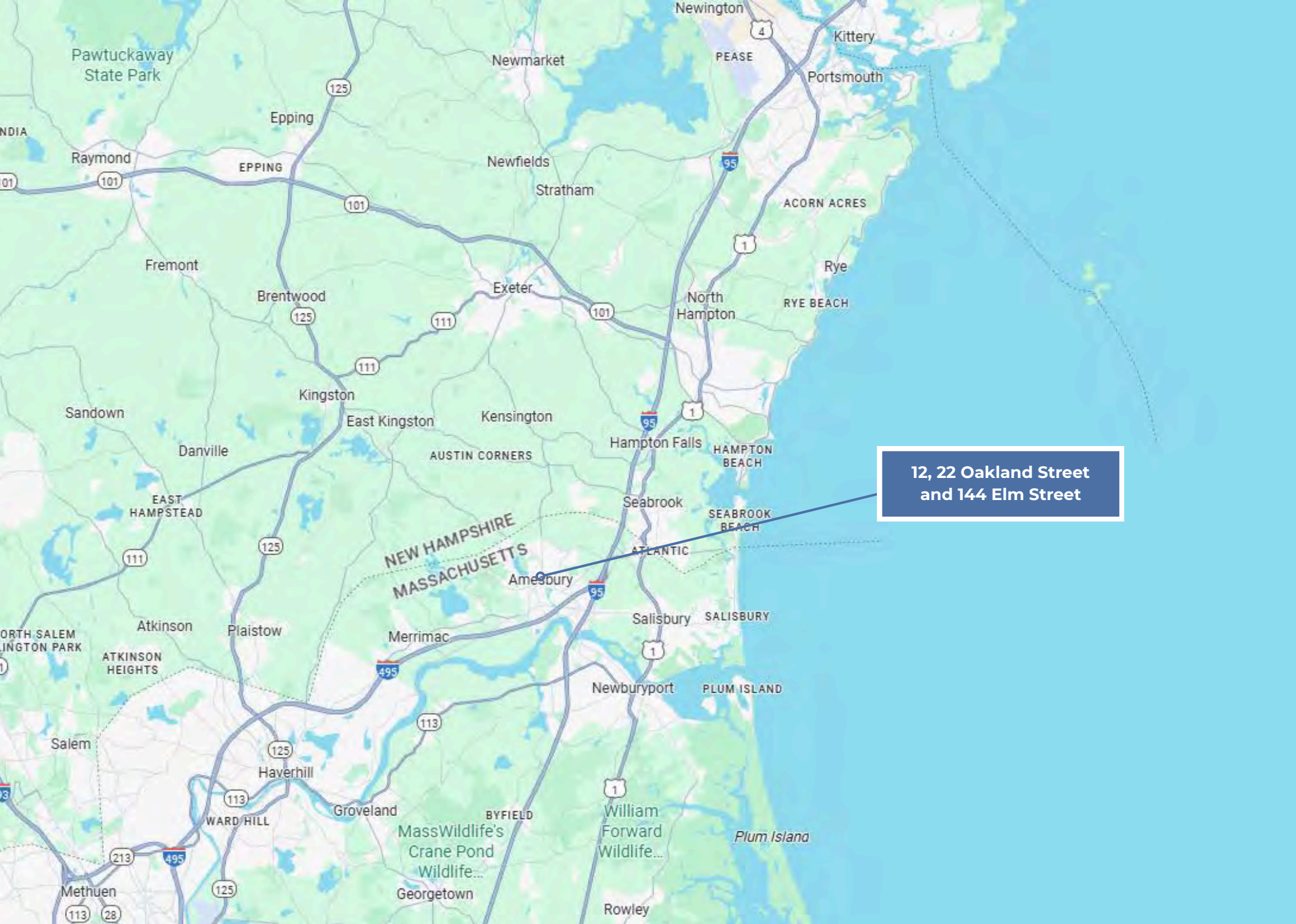


144 Elm Street



22 Oakland Street

Address			
Total Size	36,220 SF	43,469 SF	7,085 SF
Acreage	.89 Acres	1.35 Acres	.61 Acres
Stories	3	2	1
Clear Height	10' - 16'	14' - 16'	10' - 11'
Loading Docks	(3) Loading Docks	(1) Grade Level Doors	(2) Grade Level Doors
Auto Parking	24	10	42
Occupancy	92.48%	100%	44%
Utilities	National Grid, Municipal W/S	National Grid, Municipal W/S	National Grid, Municipal W/S
# of Tenants	16	2	1
Anchor Tenants	Barewolf Brewing Scarlet Fire Farm and Sea Candle	Hexcel (NYSE: HXL) GZA Engineering	Terry Recall Services



12, 22 Oakland Street
and 144 Elm Street

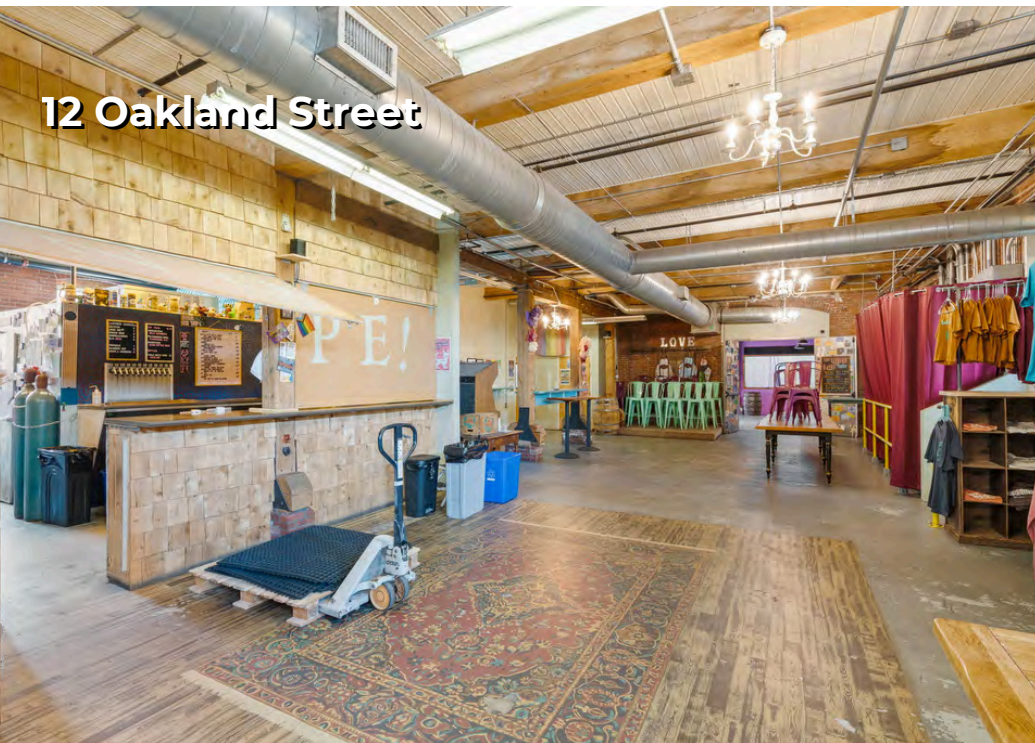
144 Elm Street



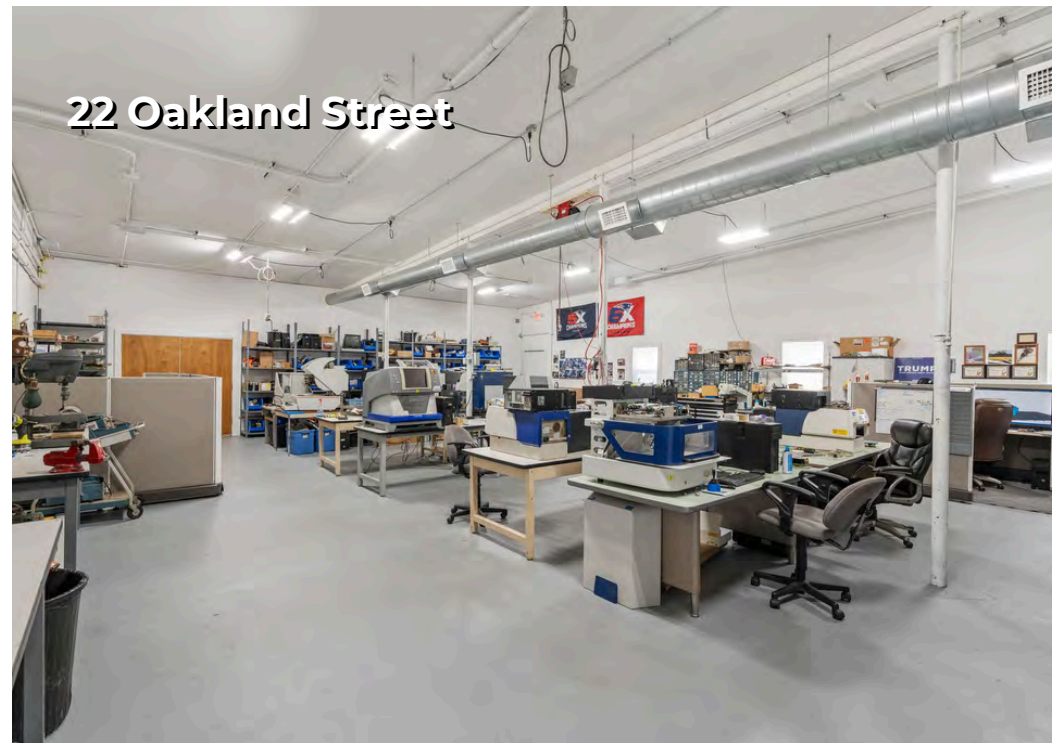
12 Oakland Street



12 Oakland Street



22 Oakland Street



12 Oakland Street



Aerial



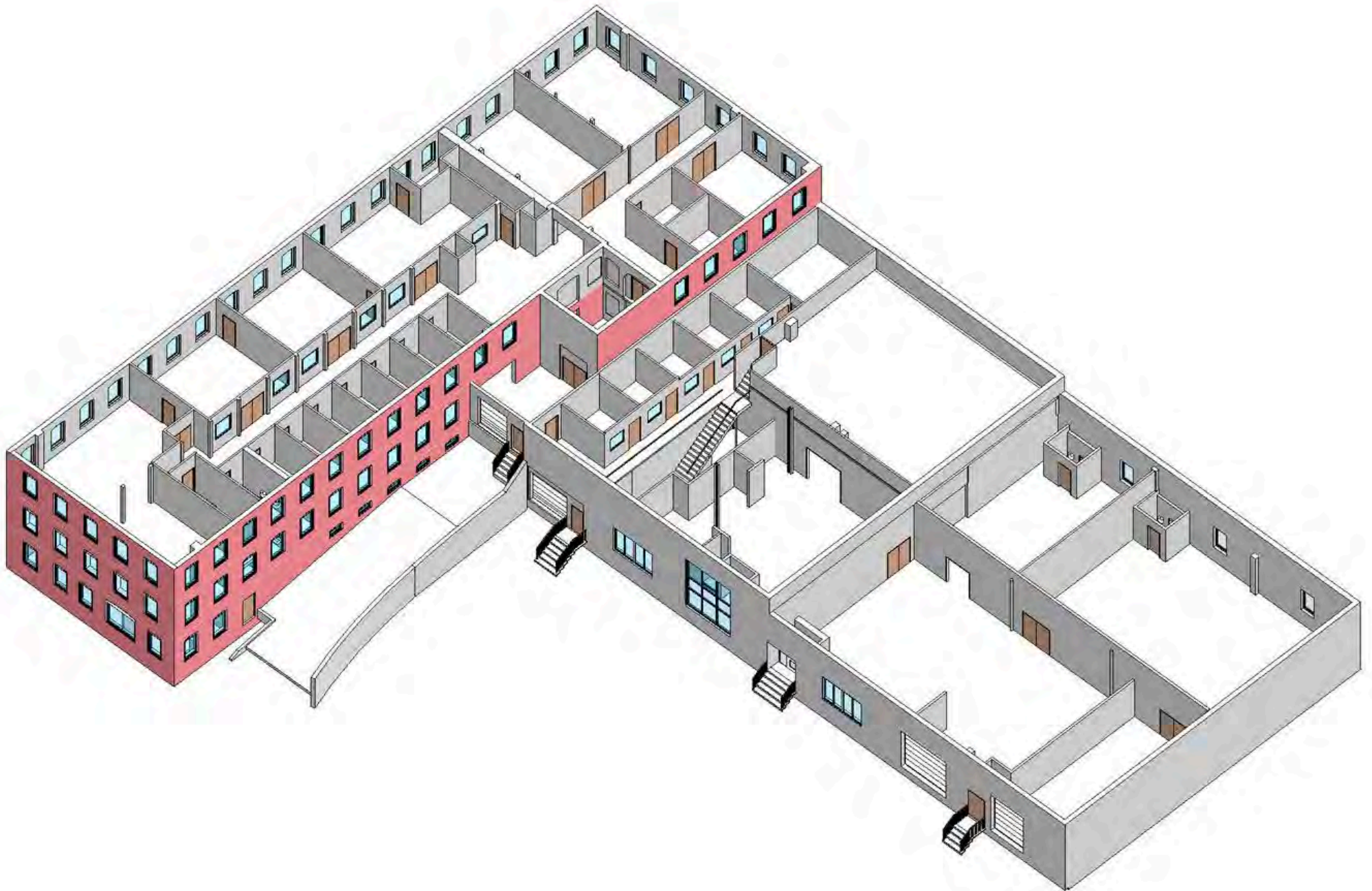
144 Elm Street



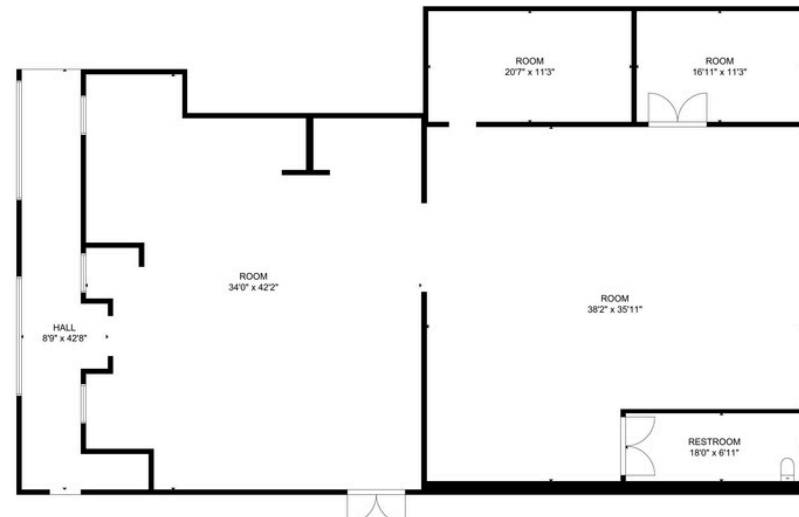
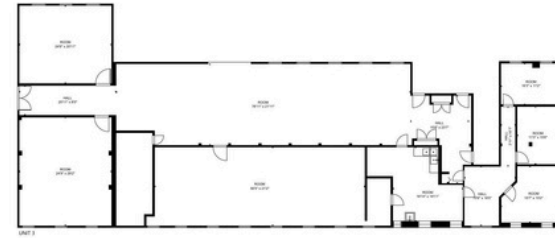
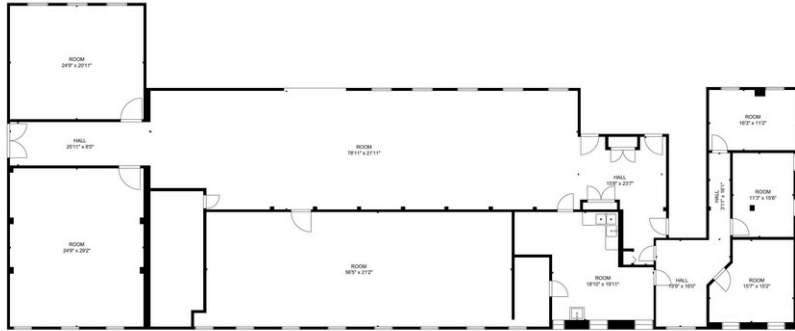
Aerial



12 OAKLAND STREET



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