



# 5 PERKINS WAY NEWBURYPORT, MA

## INDUSTRIAL SPACE FOR LEASE

- 6,796± SF of warehouse/flex space
- Available Immediately!
- 1 loading dock
- 16' clear height
- Less than 1 mile from Route 1 and 3 miles from I-95 in Newburyport's Industrial Park
- LEASE RATE: \$13.00/SF MG



THE BOULOS  
COMPANY



# PROPERTY INFORMATION

**BUILDING SIZE** 54,900± SF

**LOT SIZE** 2.46± AC

**AVAILABLE SF** 6,796± SF

**LAYOUT** Some interior office space with HVAC, open warehouse

**ZONING** Newburyport Industrial Park

**LOADING DOCK** 1 loading dock

**UTILITIES**

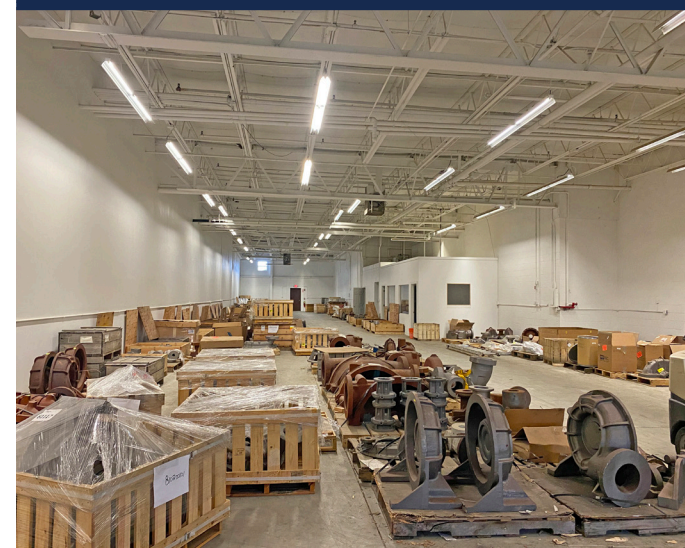
- Natural gas
- City water & sewer
- 200 AMP, Phase 3 power  
(brand new electrical service - upgraded in 2023)

**PARKING** Ample on-site parking (in common with other tenants)

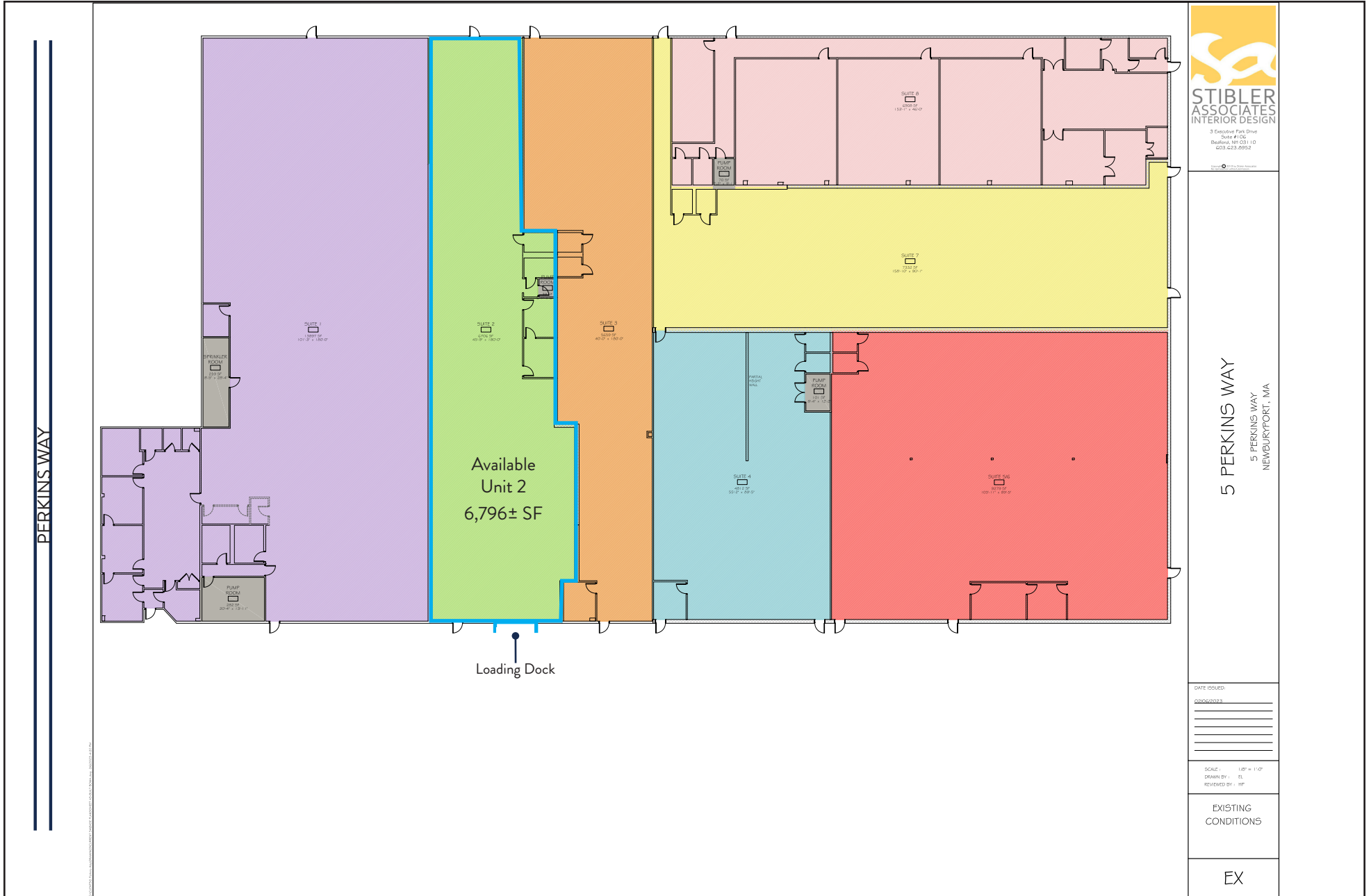
**UTILITIES** Separately metered, tenants pay for all utilities.

**LEASE RATE** \$13.00/SF MG

**AVAILABILITY** Immediately



# FLOOR PLAN



Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind and used as a guide only.





5 PERKINS WAY



- Newburyport is a small city with quintessential New England charm, thriving neighborhoods, and all of the shopping conveniences in one area.
- Located in Essex County, it is considered part of Massachusetts' North Shore and features easy access to major highways I-95 and I-495, as well as Route 1 and 1A for local entry to Salisbury Beach and Hampton Beach.
- Newburyport boasts a prosperous economy, top rated schools, and a low crime rate, making it an appealing place to live and work for all ages.
- Public transportation options include buses and trains from Newburyport to Boston's North Station, as well as many local MBTA buses to and from nearby cities.
- Only a one hour drive from the Manchester Regional Airport and Boston's Logan Airport.

# CONTACT



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