



128 Newbury Street A, Peabody MA

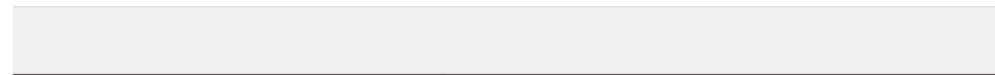
Offering Memorandum

EXCLUSIVELY LISTED BY:

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OFFERING HIGHLIGHTS

LEASE RATE	BUILDING 1 SIZE	BUILDING 2 SIZE
Upon Request	24,000 SF	15,000 SF



Year Built	2026
Drive-in Doors	14' x 14'
Clear Height	25'
On Site Parking Spaces	2 Dedicated spaces/ unit
HVAC	Modine Heaters / No AC
Zoning	BR1
Lease Type	Gross
Unit Dimensions:	
Depth	50'
Width	30'
Mezzanine	Optional
Separately Metered Utilities	Gas, Electric, Water

LOCATION HIGHLIGHTS



128 Newbury Street A
Peabody, MA



175,000
Estimated 5-Mile Population



\$93,465
Estimated Average Household
Income

PROPERTY DETAILS

Now available for lease, this 24,000 SF commercial building is currently being divided into sixteen (16) 1,500 SF industrial bays, ideal for contractors, trades, and light industrial users. Each unit features a 14' x 14' overhead drive-in door, providing excellent access for vehicles, equipment, and materials.

Each bay includes two dedicated parking spaces, with additional on-site visitor parking available. Ownership is open to combining multiple units for tenants requiring larger contiguous space, offering flexibility to accommodate a wide range of operational needs.

The 24,000 SF building is expected to be completed by May / June 2026. In addition, a second industrial building totaling approximately 15,000 SF is planned for delivery in Summer 2026, providing future expansion opportunities within the same site.

The property is strategically located directly off Route 1 southbound, offering excellent accessibility to Route 128, I-95, and the greater North Shore market. A rare opportunity to secure new-construction, flexible industrial space in a prime Peabody location.





