

Industrial Property FOR SALE

12 Merrill Street

Salisbury, Massachusetts



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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.



FOR SALE

12 Merrill Street

Salisbury, Massachusetts

Nordlund Associates is pleased to offer 12 & 60 Merrill Street in Salisbury/Amesbury, Massachusetts. The existing 26,692 +/- SF single-story industrial facility is located on 2.76 +/- acres. Originally built in 1962 as a bowling alley and then substantially renovated to become an ice hockey arena and then a roller skating facility. In 1984, the facility was converted to an office and manufacturing facility and since been the home for a prominent architectural millwork company. The unique features include: clear span (no columns) throughout the entire warehouse/manufacturing space, 17-21' under joist, 2 loading docks, 1 oversized grade-level door, permitted paint/spray booth, and 3-phase power (600 amps/480).

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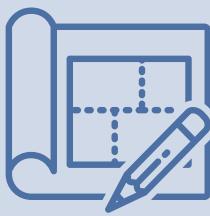


Location Description

Strategically located near major highways: $\frac{1}{4}$ mile off I-95 at the juncture of Route 110 – Exit 88; and 4 miles to I-495 and 6 miles to the New Hampshire border. Amenities within the immediate area include restaurants; walking distance to Aroma Joes Coffee; abuts Rail Trail (a walking/bicycling trail); and 3 miles to the historic downtowns of Newburyport and Amesbury.



Property Highlights



Clear Span Layout



Industrial Power & Access

600 Amps, Spray Booth, Docks,
and Oversized Drive-in.



North Shore Location

Near I-95, I-495, NH Border, and
Walkable Local Spots.

Property Specifications



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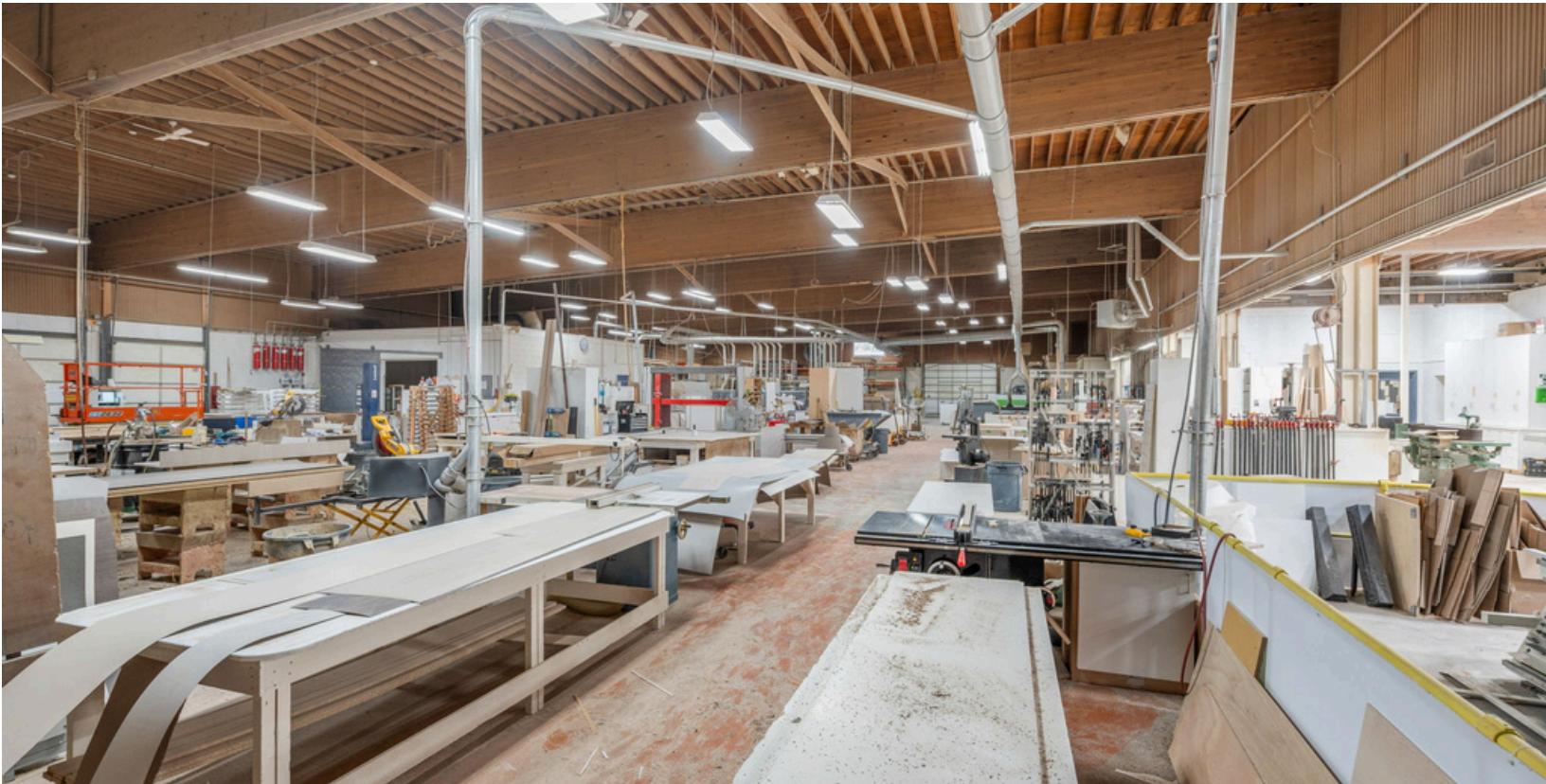
Total Building:	26,692 SF +/-
Office	3,339 SF +/-
Warehouse/MFG	23,353 SF +/-
Year Built:	1962 (with subsequent renovations)
Construction:	Concrete Block Walls, Wood Frame Roof Structure
Land:	2.76 Acres Total (1.27 Acres in Salisbury + 1.49 Acres in Amesbury)
Parking:	Approx. 2 acres Paved Parking/Yard Area
HVAC:	Multiple Unit heaters in warehouse (Natural Gas) HVAC throughout finished office areas
Fire Safety:	Mircom Fire Detection and Alarm System
Ceiling Height:	17'-21' clear 21'-24' under deck
Column Spacing:	None – Entire Warehouse/MFG space is clear span
Paint/Spray Booth:	Yes (with fire suppression system)
Lighting:	LED
Loading:	(1) Large Grade-Level Door (17' wide x 13' tall frame opening) (2) Loading Docks (8' wide x 10' tall)
Electricity:	600 Amps / 480 V - National Grid
Natural Gas:	National Grid
Water	Municipal (Amesbury)
Sewer:	Private (Septic)
Internet Provider:	Comcast
Roof Material:	Membrane
Zoning:	Amesbury: C (Industrial)
Real Estate Taxes (FY 2025):	\$ 23,693
FOR SALE	\$ 4,495,000

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Warehouse



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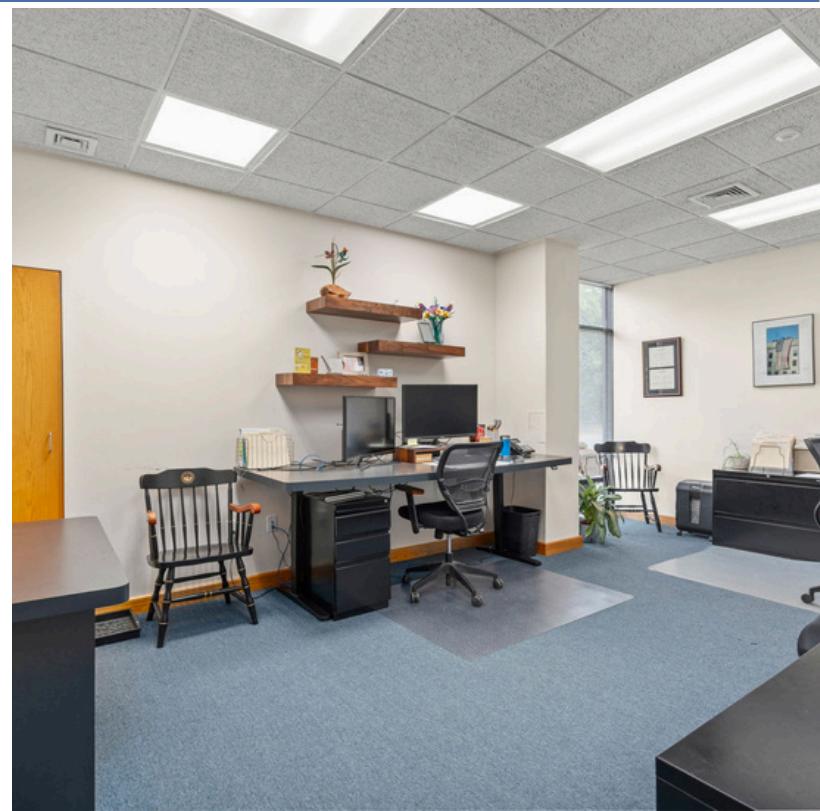
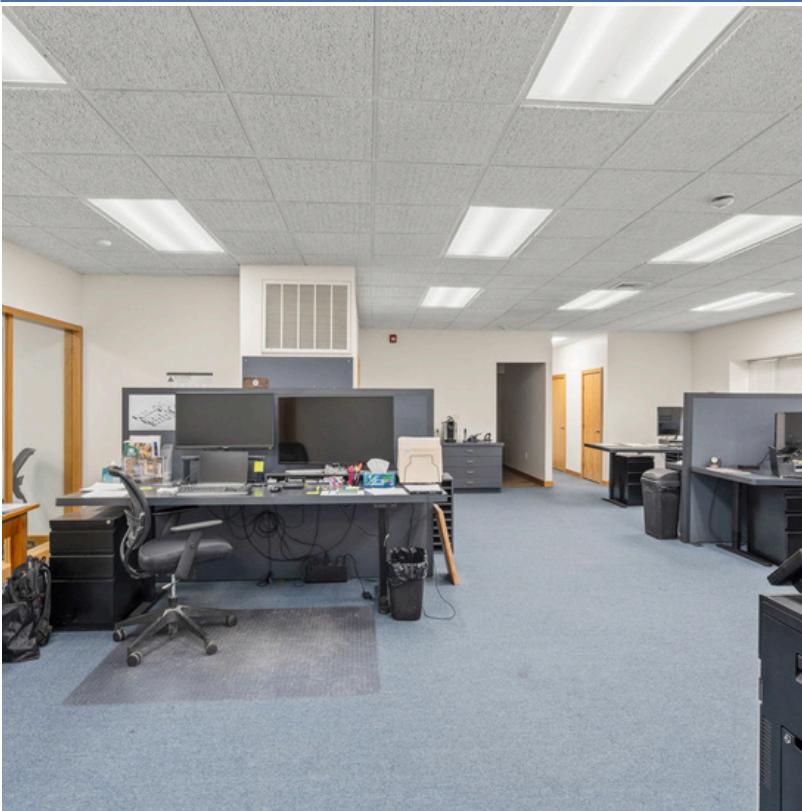


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Office



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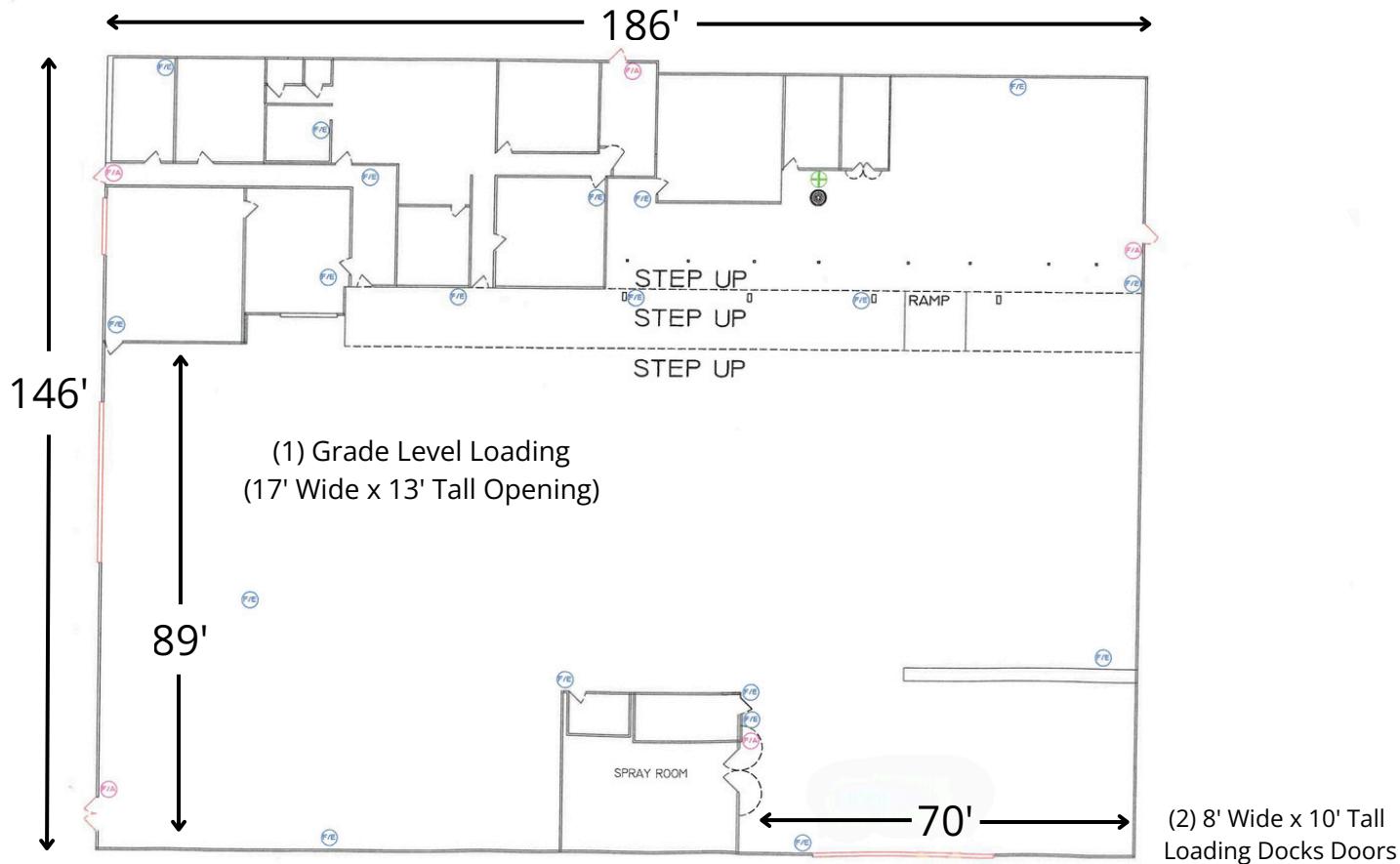


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Floor Plan



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*Dimensions are believed to be accurate. Please verify before relying on this information.

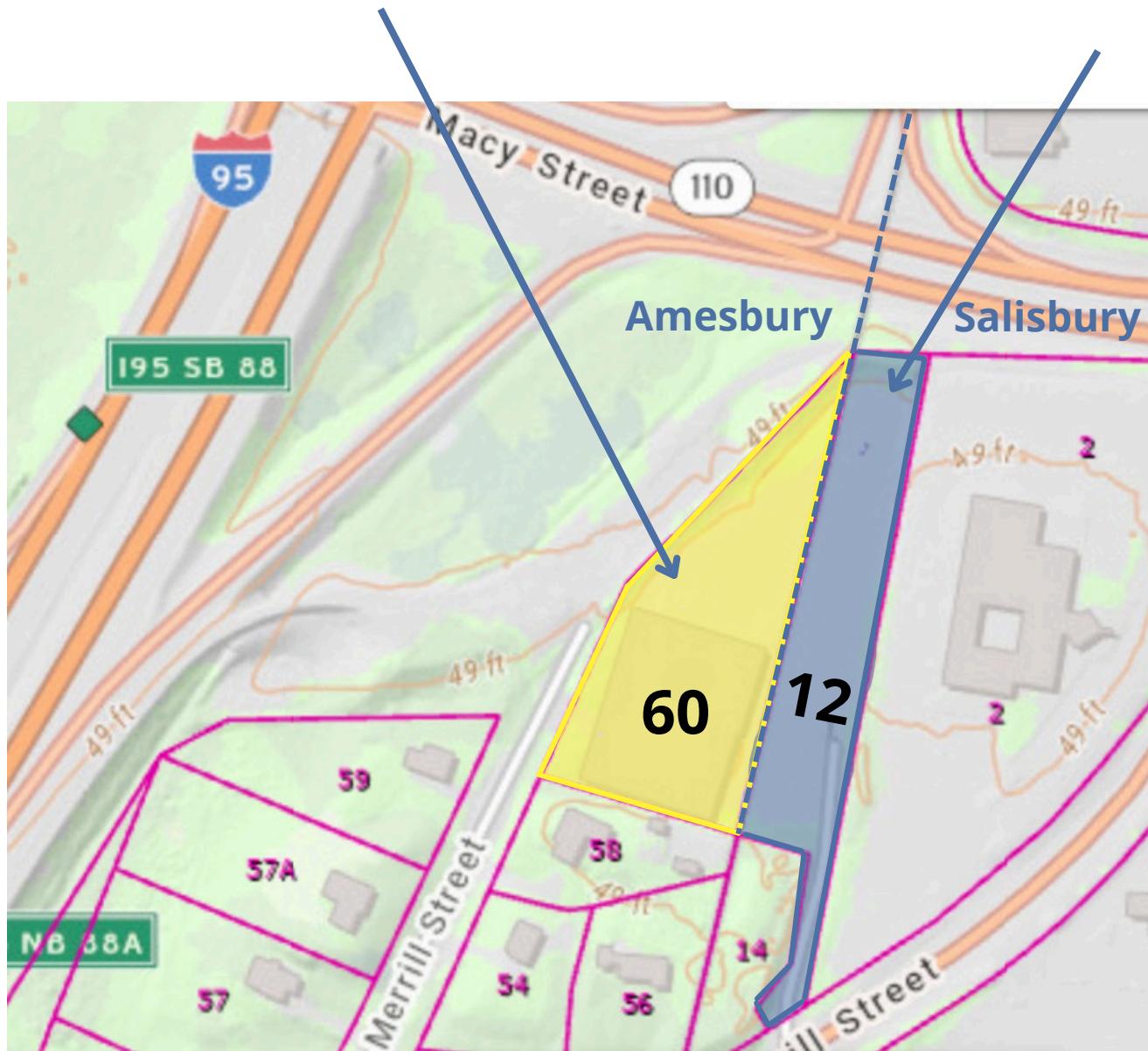
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Tax Assessor Map(s)

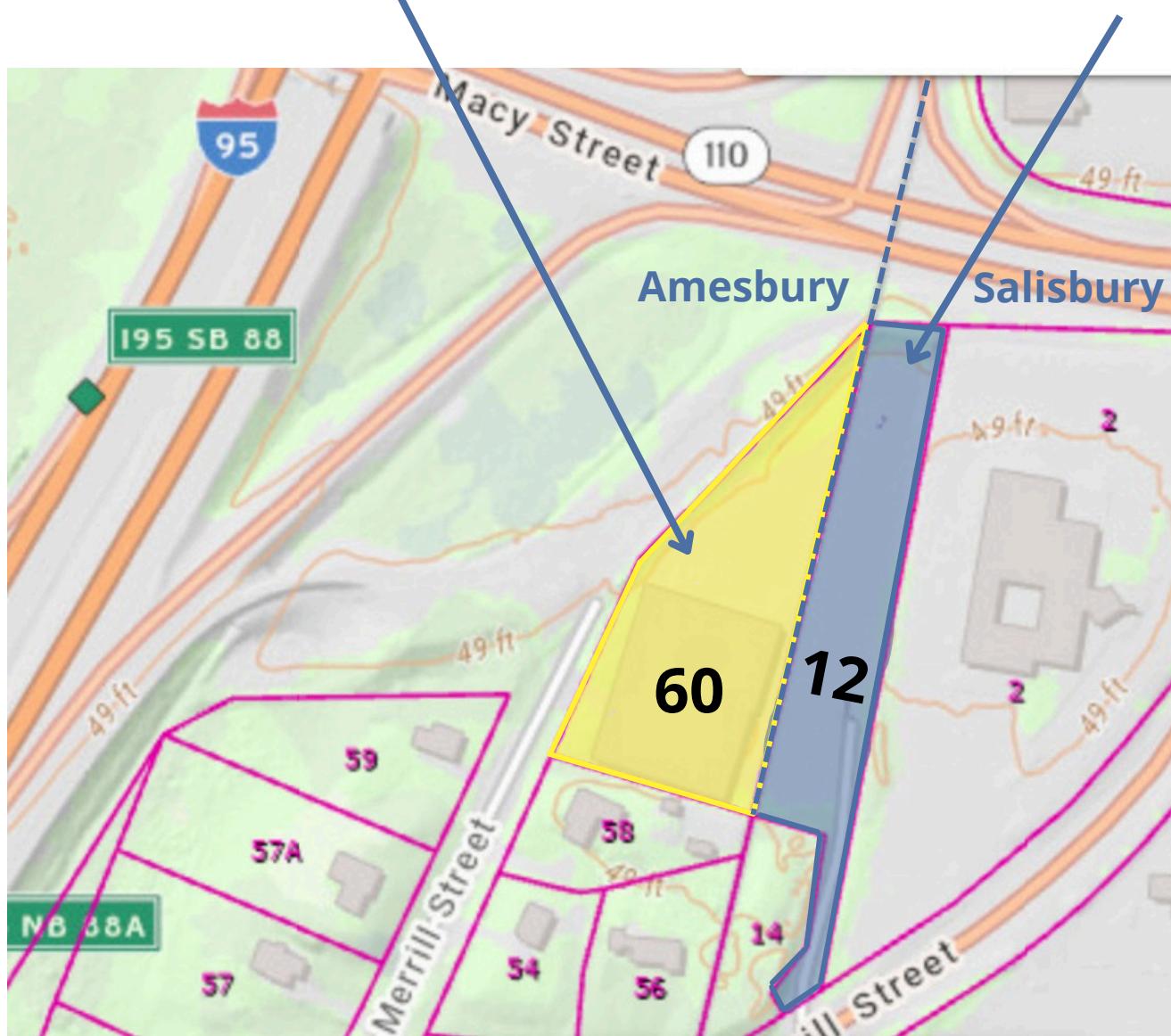


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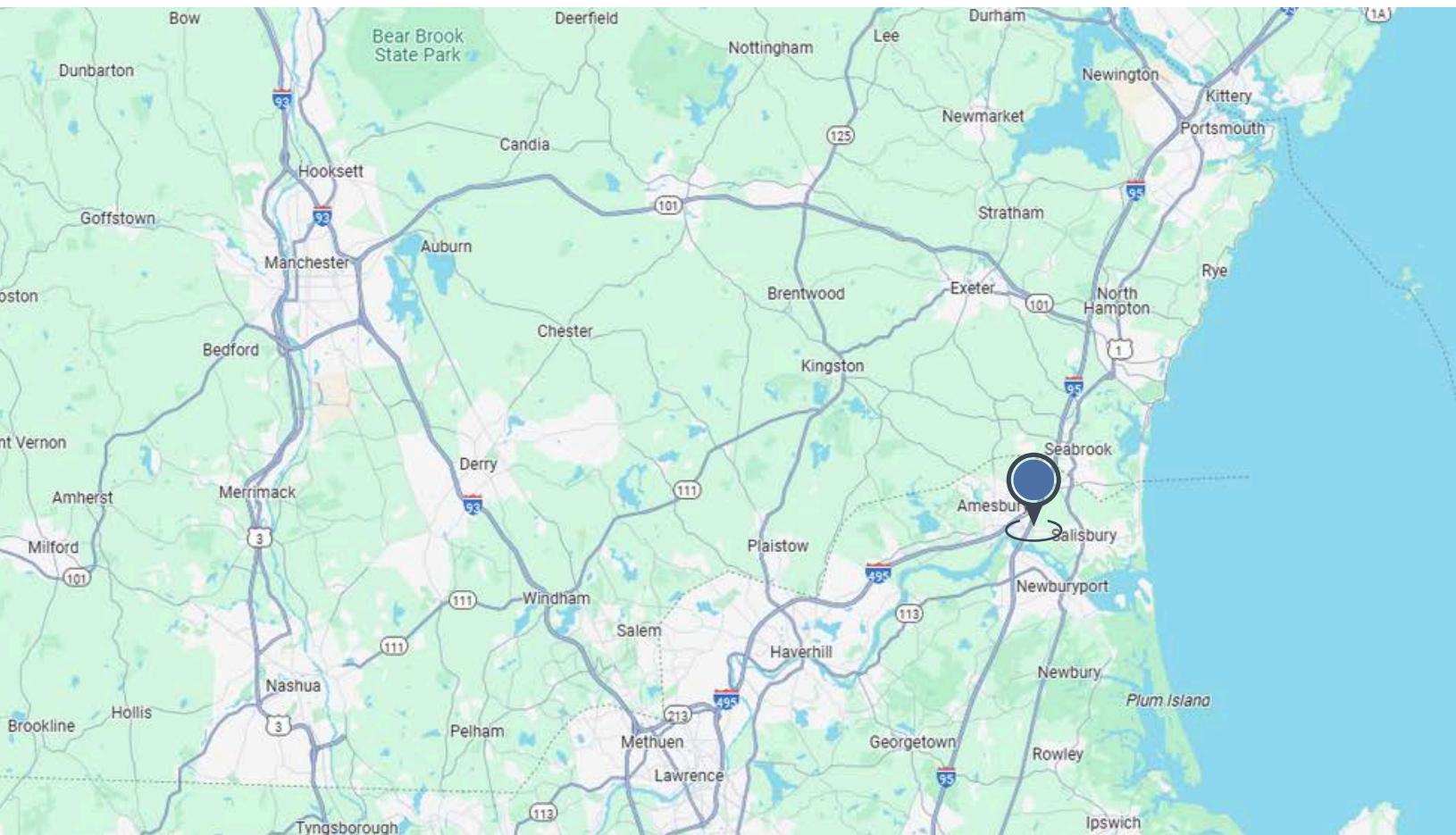
Amesbury Map 81 – 4 Lot 60



Salisbury Map 9 – Lot 60



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Distances

Route 110: **0.4 Miles**



NH Border:

Route 1: **1.5 Miles**



6.0 Miles

I-95 (Exit 88): **0.25 Miles**



I-495: **4.0 Miles**



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FOR MORE INFORMATION

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