

# FOR LEASE | WAREHOUSE/FLEX SPACE

5 PERKINS WAY, NEWBURYPORT, MA 01950



The boundaries shown are approximated and are intended for illustrative purposes only.

## PROPERTY HIGHLIGHTS

- 6,796± SF of warehouse/flex space ideal for light manufacturing, distribution, or service-oriented businesses
- Well maintained, owner-occupied building
- 1 loading dock provides shipping/receiving access
- 16' clear height accommodates racking, machinery, or light assembly needs
- Strategically located less than 1 mile from Route 1 and just 3 miles from I-95, offering excellent regional connectivity
- Located in Newburyport Industrial Park, a sought-after business hub with a mix of service, trade, and logistics users
- Lease Rate: \$10.50/SF Modified Gross



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## PROPERTY SPECIFICATIONS

BUILDING SIZE	54,900± SF
LOT SIZE	2.46± acres
AVAILABLE SF	6,796± SF
LAYOUT	Some interior office space with HVAC, open warehouse
ZONING	Newburyport Industrial Park
LOADING DOCK	1 loading dock
UTILITIES	<ul style="list-style-type: none"><li>• Natural gas</li><li>• City water and sewer</li><li>• AMP, Phase 3 power (electrical service upgraded in 2023)</li><li>• Separately metered. Tenants pay for own utilities.</li></ul>
PARKING	Ample on-site parking (in common with other tenants)
LEASE RATE	\$10.50/SF MG
AVAILABILITY	Immediately

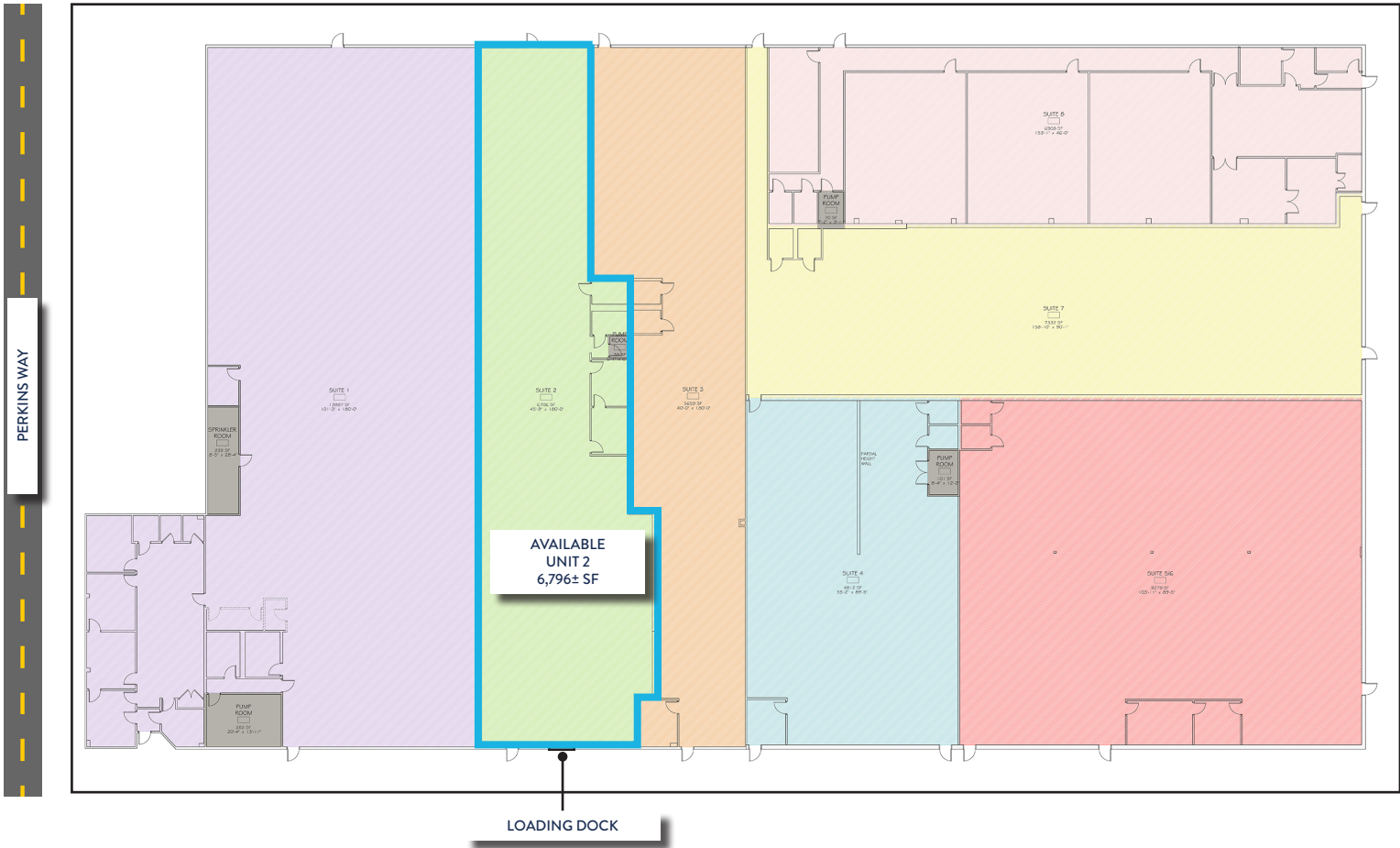


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## FLOOR PLAN



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.



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### AERIAL



- 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 US



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