

# 9 Opportunity Way

Heavy Manufacturing with Extensive  
Available Power

9 Opportunity Way  
Newburyport, Massachusetts

±39,940 SF Available



## ±39,940 SF Warehouse/R&D Space/Manufacturing

9 Opportunity Way | Newburyport, Massachusetts

# Property Overview

On behalf of ownership, CBRE is pleased to offer ±39,940 SF at 9 Opportunity Way, Newburyport, located within Lord Timothy Dexter Industrial Park Newburyport, Massachusetts.

Located 35 miles north of downtown Boston, the building is 1.2 miles from Route 1, 2.8 miles from Interstate 95 and 5.2 miles from Interstate 495, offering future tenancy unmatched accessibility and connectivity throughout Greater Boston and the larger New England region. In addition, the building is situated two miles from the Newburyport Commuter Rail Station.

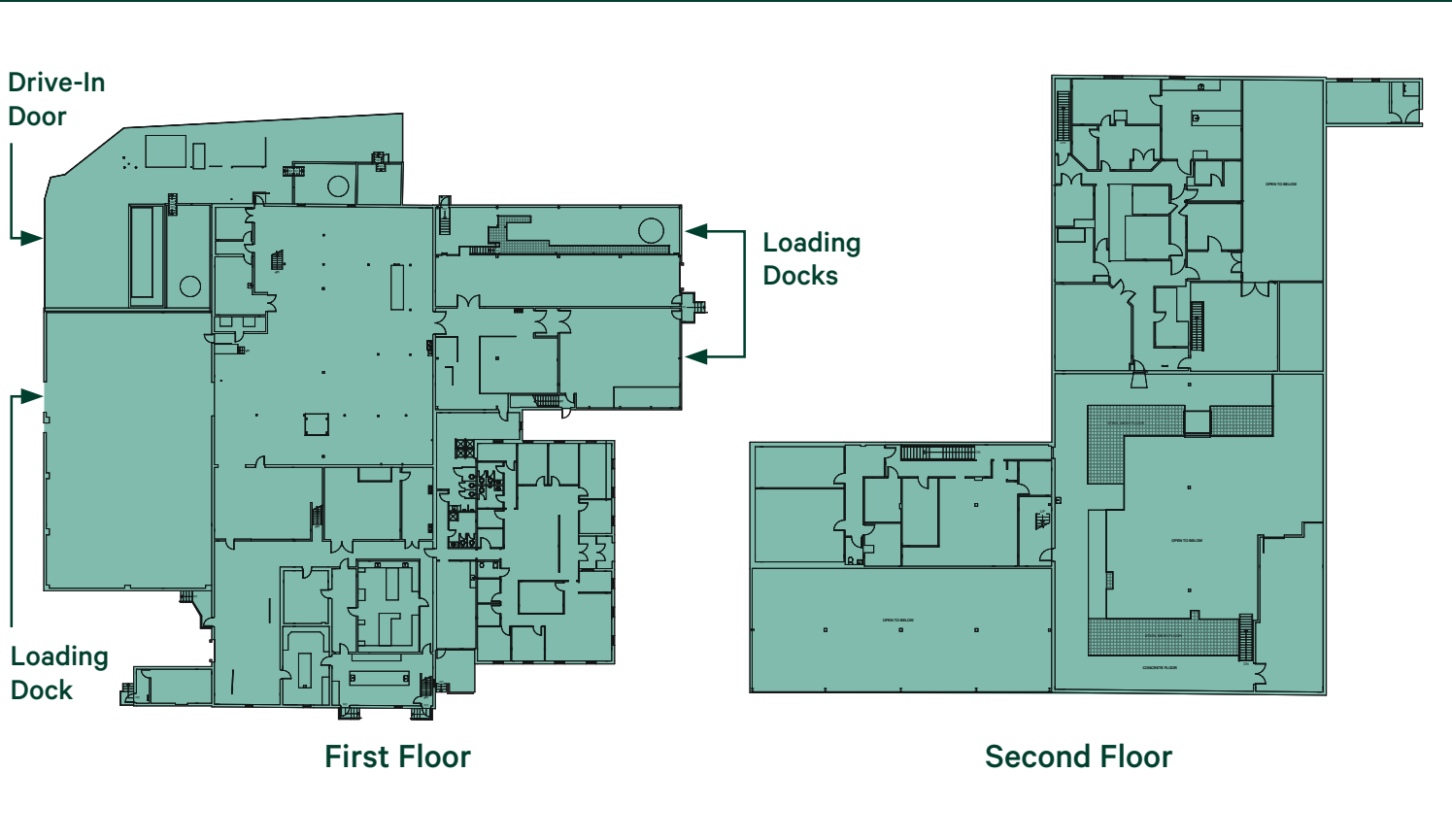
Tenants currently occupying space within park and the surrounding area include Strem Chemicals, Arwood Machine Corporation, Bradford Bigelow, Berkshire Manufactured Products, BCA, Rochester Electronics, Comdec, Crystal Engineering, and Vaunix Technology Corporation.

## 9 Opportunity Way Building Specifications

- + Building Size: ±39,940 SF
- + Available: ±39,940 SF
  - Floor 1: ±26,612 SF
  - Floor 2: ±12,901 SF
- + Acreage: ±3.21 Acres
- + Year Built: 1988
- + Sprinkler: Wet
- + Clear Height: 24'
- + Column Spacing: 31' x 39'
- + Loading: Three (3) tailboard loading docks  
One (1) Drive-In Door
- + Lighting: Fluorescent
- + Power: 750 KVA transformer step down to 480 Volt / 3 phase feed
- + Parking: ±1.29/1,000 SF (55 auto spaces)
- + Zoning: Industrial 1
- + Utilities:
  - Electric: National Grid
  - Gas: National Grid
  - Water: City of Newburyport
  - Sewer: City of Newburyport



### 9 Opportunity Way Floor Plans



### 9 Opportunity Way Site Plan



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For Sale/Lease



## Contact Us

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