

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

- 10,000± SF of warehouse/flex space ideal for light manufacturing, distribution, or service-oriented businesses
- Well maintained, owner-occupied building
- 2 loading docks provides shipping/receiving access
- 15' 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: \$12.00/SF Modified Gross

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PROPERTY SPECIFICATIONS

BUILDING SIZE 54,900± SF

LOT SIZE 2.46± acres

AVAILABLE SF 10,000± SF

LAYOUT

- Open storage space
- Two (2) Offices
- Two (2) Bathrooms

ZONING Newburyport Industrial Park

LOADING DOCK 2 loading docks

CEILING HEIGHTS 15 feet

UTILITIES

- Natural gas
- City water and sewer
- AMP, Phase 3 power (electrical service upgraded in 2023)
- Separately metered. Tenants pay for own utilities.

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

LEASE RATE \$12.00/SF MG

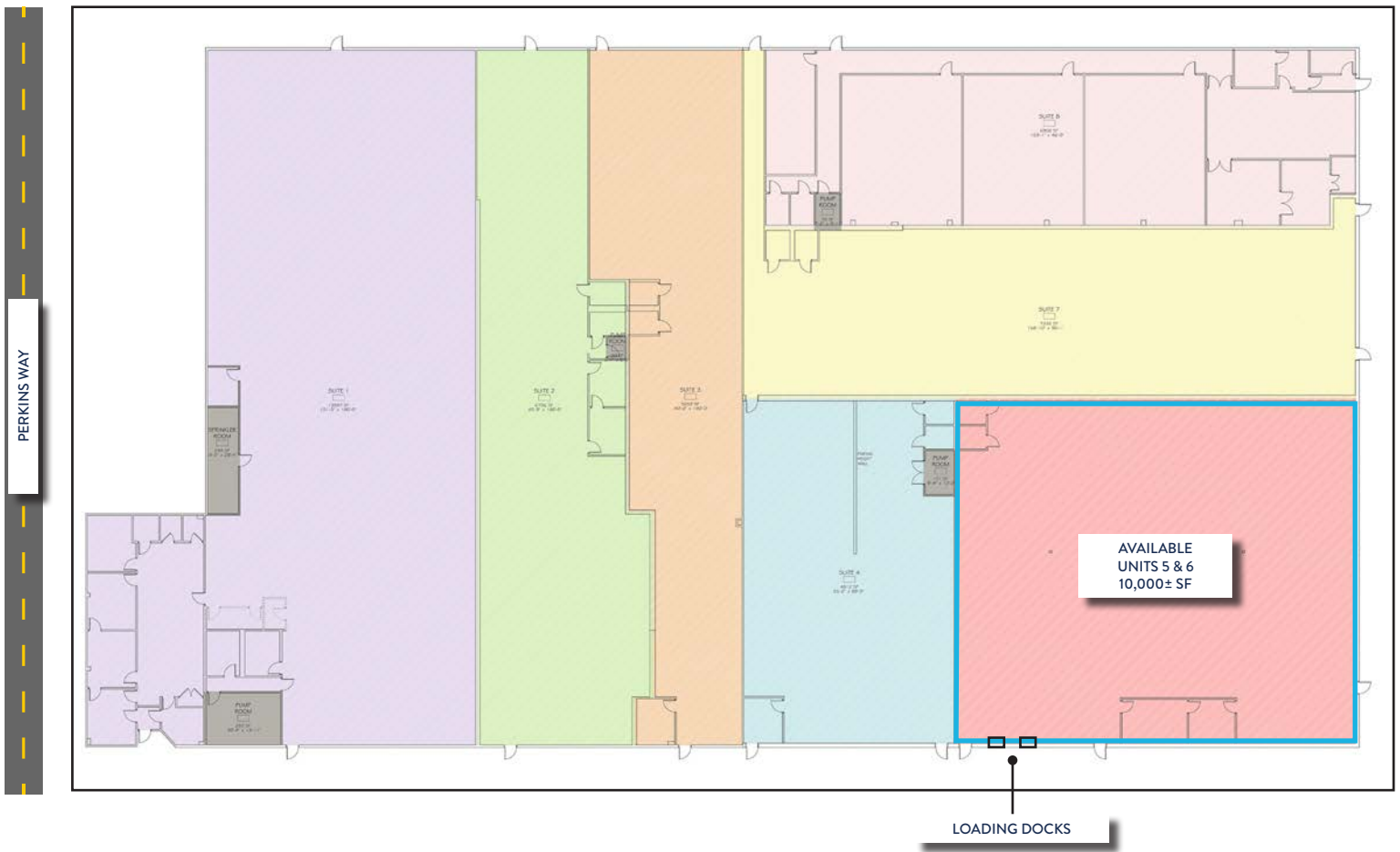
AVAILABILITY Immediately

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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.

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