



MLS # 73297505 - Active
Commercial/Industrial - Industrial

18 Henry Graf Jr Road - Unit 22
Newburyport, MA 01950
Essex County

List Price: \$3,500

Directions: Route 1 north left on Low St 2nd left on Henry Graf Road look for #18 on right

Versatile Industrial Flex Condo in Newburyport – 1,397 sq ft ---This 1,397 square foot industrial flex condominium in Newburyport is the ideal blend of Class B office and open warehouse space. ----- Recently renovated in 2023, the property offers a modernized layout with potential for expansion by adding a second floor. ----- Key Features:---Office Space: ----- Open layout with a kitchen/break room and restroom, perfect for a collaborative work environment. ----- Warehouse/Shop Floor: Features 3-phase power, 16-18' ceilings, a grade-level loading door, and a wet sprinkler system. ----- Location: Situated in a bustling industrial park near I-95 and I-495, with easy access to downtown Newburyport's shops, dining, and amenities. ----- Ideal for businesses looking for a strategic location and a versatile workspace, this property is a sought-after option in today's market.-----NNN Lease Available

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: For Lease Lease Type: Triple Net Lease (NNN) Lease Price Includes: Building Lease: Yes Exchange: No Sublet: No 21E on File: No
Office:	1	500	Bldg: \$229,100	
Retail:	0	0	Total: \$229,100	
Warehouse:	1	897	# Buildings: 1	
Manufacturing:	0	0	# Stories: 1	
Total:	1	1,397	# Units: 1	

Drive in Doors: 1	Expandable: Yes	Gross Annual Inc:
Loading Docks: 0	Dividable: No	Gross Annual Exp:
Ceiling Height: 18	Elevator: No	Net Operating Inc:
# Restrooms: 2	Sprinklers: Yes	Special Financing: No
Hndcp Accessibl: Yes	Railroad siding: No	Assc: Yes Assoc Fee: \$175

Lot Size: 108,900 Sq. Ft.	Frontage:	Traffic Count:
Acres: 2.5	Depth:	Lien & Encumb: No
Survey: Yes	Subdivide: No	Undrgrnd Tank: No
Plat Plan: Yes	Parking Spaces: 4	Easements: Unknown
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Association Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Snow Removal, Management Fee**
Construction: **Brick, Steel**
Location: **Industrial Park, Highway Access**
Parking Features: **1-10 Spaces, Assigned, Improved Driveway, Paved Driveway**
Roof Material: **Membrane**
Site Condition: **Dry, Level, Improved**
Utilities: **Public Water, Public Sewer, Natural Gas, 110 Volts, 220 Volts, Three Phase**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **2002**
Year Established Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$229,100**
Tax: **\$2,284** Tax Year: **2024**
Book: **42324** Page: **280**
Cert:
Zoning Code: **industrial**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Compensation

Sub-Agency: Buyer's Broker:
Facilitator:
Compensation Based On:

Office/Agent Information

Listing Office: **Coldwell Banker Realty - Lynnfield** (781) 334-5700
Listing Agent: **Rossetti/Poti Team** (781) 718-4662
Team Member(s): **Frank T. Rossetti** (781) 718-4662
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive right to Lease**
Entry Only: **No**
Showing: Sub-Agency: **Schedule with ShowingTime or Call 888-627-2775, Accompanied Showings, Appointment Required, Sign**
Showing: Buyer's Broker: **Schedule with ShowingTime or Call 888-627-2775, Accompanied Showings, Appointment Required, Sign**
Showing: Facilitator: **Schedule with ShowingTime or Call 888-627-2775, Accompanied Showings, Appointment Required, Sign**
Special Showing Instructions: **LB to accompany**

Market Information

Listing Date: **10/7/2024**
Days on Market: Property has been on the market for a total of **33** day(s)
Expiration Date:
Original Price: **\$3,500**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **33** day(s)
Office Market Time: Office has listed this property for **33** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

Market History for 18 Henry Graf Jr Road U:22, Newburyport, MA 01950

MLS #	Date		DOM	DTO	Price
73297505	10/2/2024	Listed as Coming Soon for \$3,500			\$3,500
NEW	10/7/2024	Status Changed to: New		0	
Market History for Coldwell Banker Realty - Lynnfield (AN6219)			33		
Market History for this property			33		

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