

Disclosure

The property located at 116 Parker Street, Newburyport, Massachusetts, consists of approximately 3.27 acres and contains an approximately 34,889 square foot industrial building. The building was reportedly constructed in 1972 and has been used for metal-stamping and machining operations and related uses. At various times, volatile organic compounds (VOCs) were used in connection with the industrial operations. At various times, VOCs and other contaminants were detected in the soil and groundwater on the property related to these historic activities.

More recently, in 2015 and 2016, VOCs were detected in soil and groundwater samples which were reported to the Massachusetts Department of Environmental Protection (MassDEP). MassDEP issued a Notice of Responsibility (RTN 3-33428) to the tenant at the time which was identified as the responsible party. The tenant (and its successors) have been performing response actions at the property.

In 2024, the tenant filed, among other documents, a Temporary Solution Statement with MassDEP. The licensed site professional (LSP) for the tenant opined that, based on a Method 3 Risk Characterization, the disposal site meets the requirements for a Temporary Solution under the Massachusetts Contingency Plan (MCP) because there is no cost-effective and feasible remediation method likely to reduce the VOC concentrations to below applicable clean-up standards. Under the Temporary Solution, the tenant is obligated to conduct periodic monitoring of site conditions and to re-evaluate site conditions and new technologies to achieve a Permanent Solution.

The reporting relating to these environmental conditions is available from MassDEP and may be downloaded from the Executive Office of Energy and Environmental Affairs (EOEEA) Data Portal at <https://eeasonline.eea.state.ma.us/portal/dep/wastesite/>. Prospective purchasers of the property should perform their own due diligence and not rely upon this disclosure. This disclosure is provided solely for informational purposes and is based on reports and data prepared by others and obtained from the Data Portal. The seller makes no representation regarding the accuracy of any of this information.