FOR LEASE | WAREHOUSE/FLEX SPACE

5 PERKINS WAY, NEWBURYPORT, MA 01950

THE BOULOS COMPANY

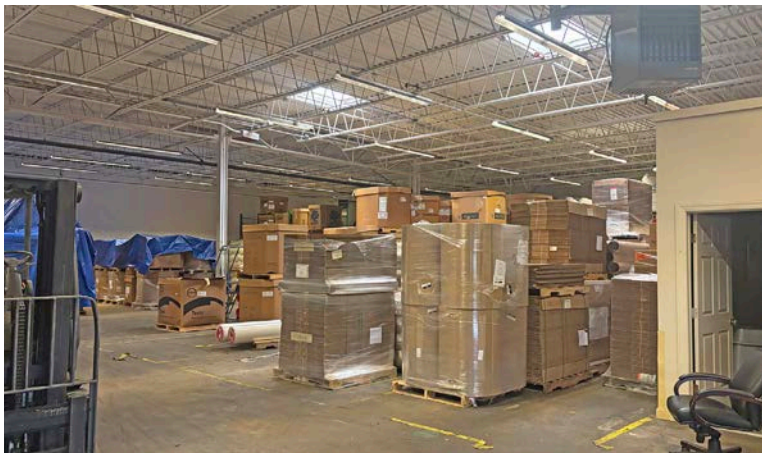


PROPERTY HIGHLIGHTS

- 7,430± SF of warehouse/flex space ideal for light manufacturing, distribution, or service-oriented businesses
- Well maintained, owner-occupied building
- One (1) loading dock with large over-sized door
- 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	Unit 7: 7,430± SF
LAYOUT	Open storage space and two (2) bathrooms
ZONING	Newburyport Industrial Park
LOADING DOCK	One (1) loading dock with large over-sized door
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.

CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.