



The boundaries shown are approximated and are intended for illustrative purposes only.

PROPERTY HIGHLIGHTS

- 7,000 - 10,000± SF of warehouse/flex space ideal for light manufacturing, distribution, or service-oriented businesses
- Well maintained, owner-occupied building
- Units 5 & 6 offer two (2) loading docks and Unit 7 has one (1) loading dock
- 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

FOR LEASE | WAREHOUSE/FLEX SPACE

5 PERKINS WAY, NEWBURYPORT, MA 01950



PROPERTY SPECIFICATIONS

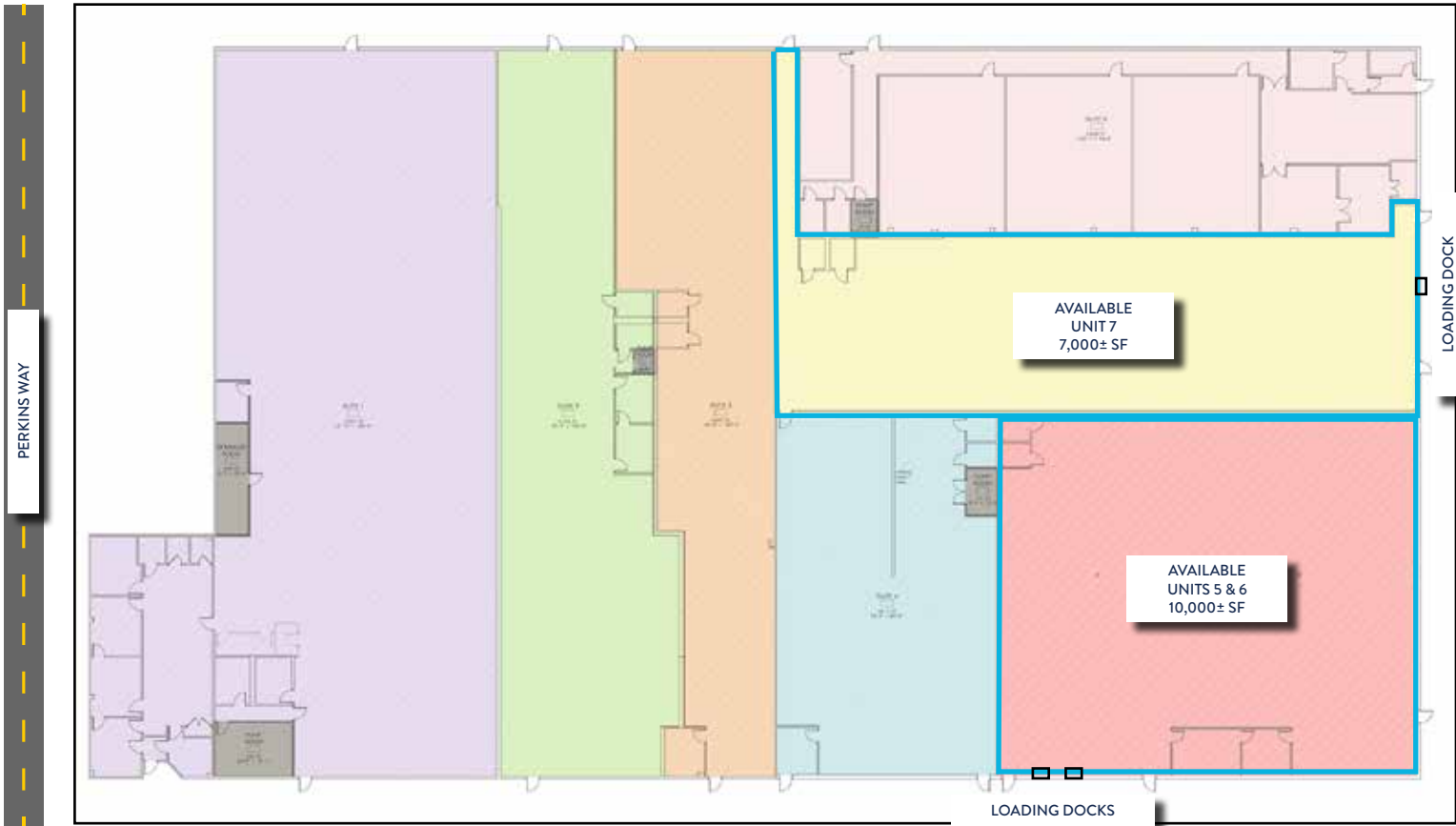
BUILDING SIZE	54,900± SF
LOT SIZE	2.46± acres
AVAILABLE SF	Units 5 & 6: 10,000± SF Unit 7: 7, 000± SF
LAYOUT	Units 5 & 6: Open storage space, two (2) offices, and two (2) bathrooms Unit 7: Open storage space and two (2) bathrooms
ZONING	Newburyport Industrial Park
LOADING DOCK	Units 5 & 6: two (2) loading docks Unit 7: one (1) loading dock
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

FOR LEASE | WAREHOUSE/FLEX SPACE

5 PERKINS WAY, NEWBURYPORT, MA 01950



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.

FOR LEASE | WAREHOUSE/FLEX SPACE

5 PERKINS WAY, NEWBURYPORT, MA 01950



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



CAITLIN BURKE
Partner
+1 978.302.8197 C
+1 603.427.1333 D
cburke@boulos.com



CHRISTIAN STALLKAMP
Partner | Senior Broker
Broker of Record - Massachusetts
+1 603.828.3818 C
+1 603.570.2696 D

©2026 Boulos Holdings, LLC d/b/a The Boulos Company. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. and Boulos Holdings, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.