

1,800sf Industrial/ Contractor Space

289-295 NEWBURYPORT TURNPIKE UNIT 103 | ROWLEY, MA

Exclusively Listed by

Janet Faulkner

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KW COMMERCIAL | ANDOVER

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Each Office is Independently Owned and Operated

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01

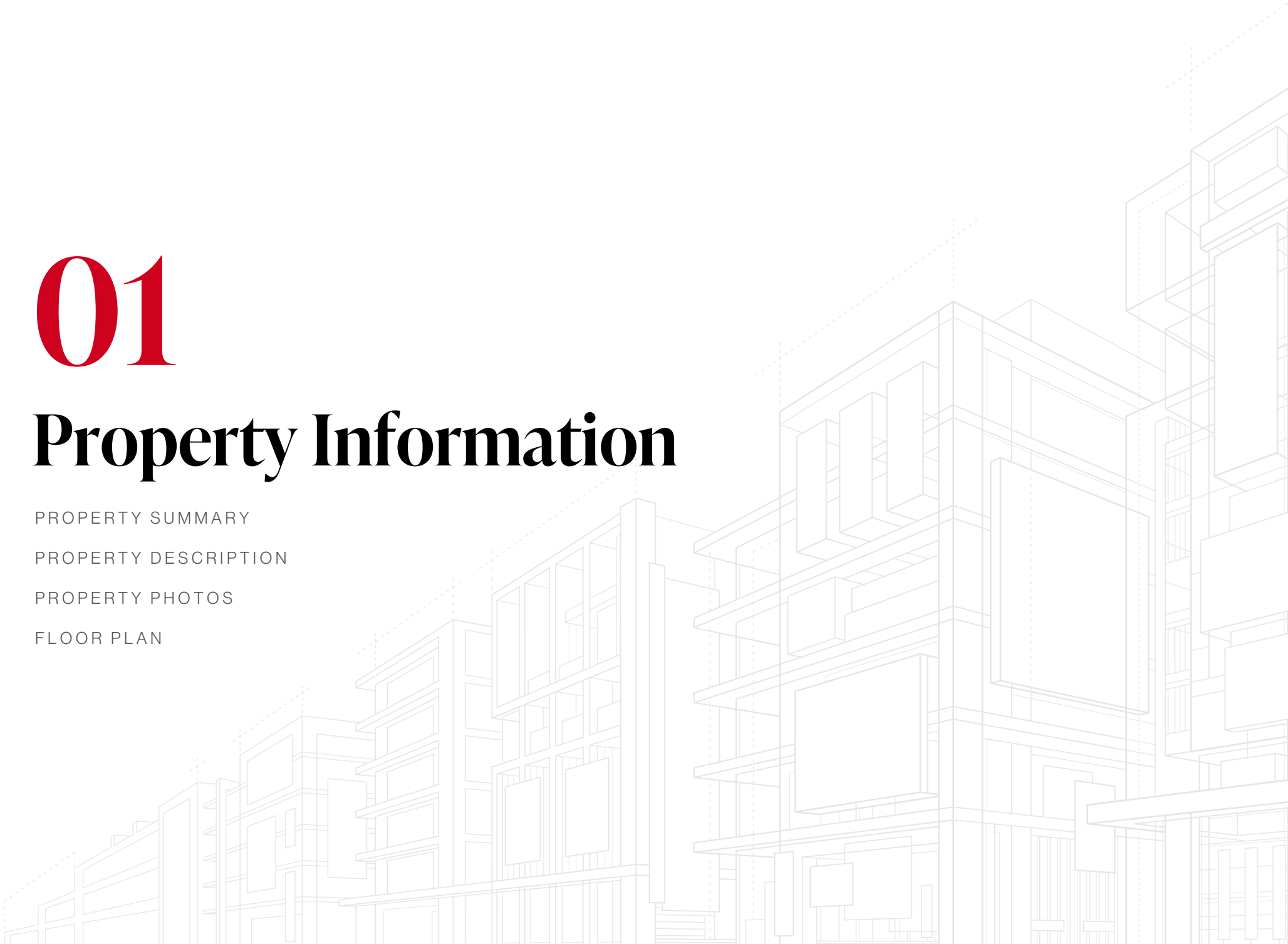
Property Information

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY PHOTOS

FLOOR PLAN





PROPERTY SUMMARY

Address: 289-295 Newburyport
Turnpike Unit 103
Rowley, MA 01969

Lease Rate: \$15.50/sf/Yr

Available SF: 1,800

Property Type: Industrial

Year Built: 1972

Zoning: RET

PROPERTY OVERVIEW

- * Approximately 1,800 SF of industrial / contractor space
- * Suitable for light manufacturing, warehousing, and contractor operations
- * 12-foot overhead door
- * Three-phase electrical power
- * Gas-fired Modine heater
- * Second-floor office potential
- * On-site restroom and ample parking
- * Approximately 0.5 miles to Route 133 and 3.5 miles to I-95
- * Convenient to downtown Newburyport
- * Lease rate: \$13.50/SF annually, plus NNN expenses and utilities

LOCATION OVERVIEW

Strategically located in Rowley, MA, with convenient access to Route 133 and I-95, providing connectivity to Newburyport and surrounding North Shore markets.

Property Description



PROPERTY DESCRIPTION

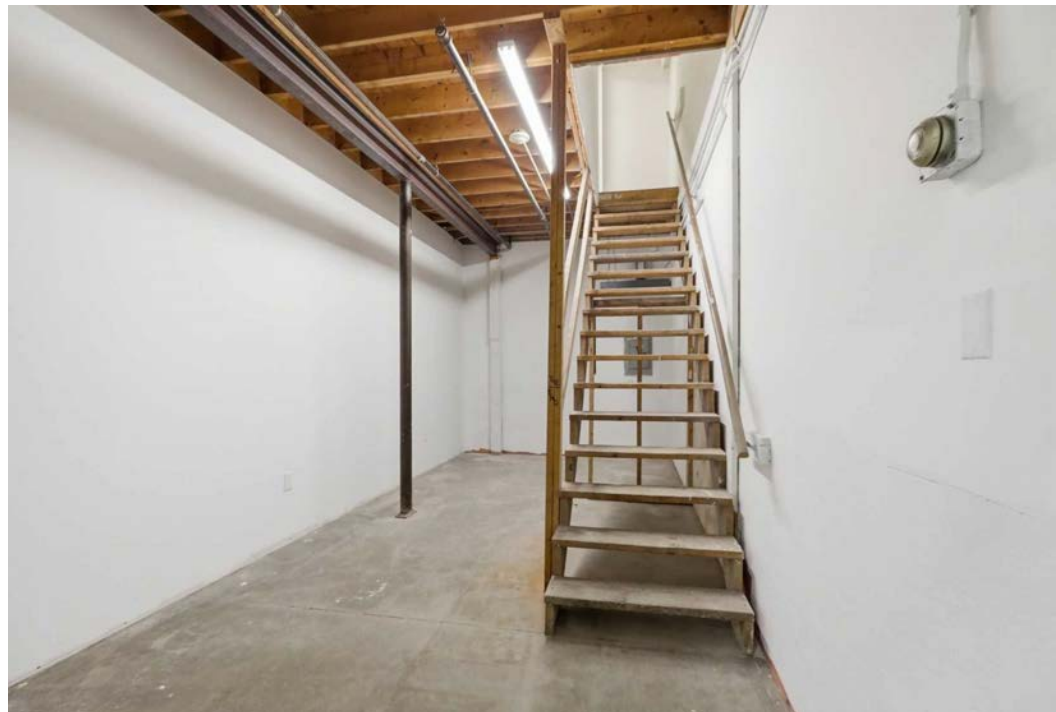
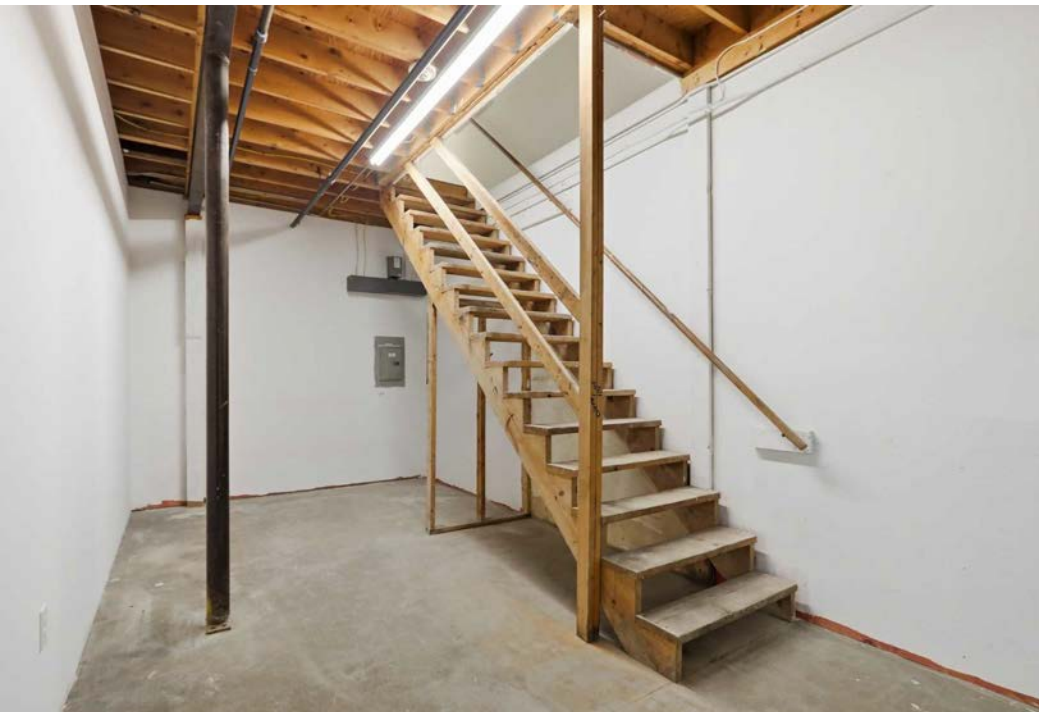
1,800 sf industrial/ contractor space in Rowley for lease.

This space is perfect for light manufacturing, warehouse, or contractor space. 12' overhead door, 3-phase, power, a gas Modine heater, and a restroom. The second floor is perfect for office space. It is ideally located just 6 miles from downtown Newburyport, 3.5 miles to I-95, and a half mile to Route 133. This location boasts a high traffic count (12,000 AADT) and excellent demographics.

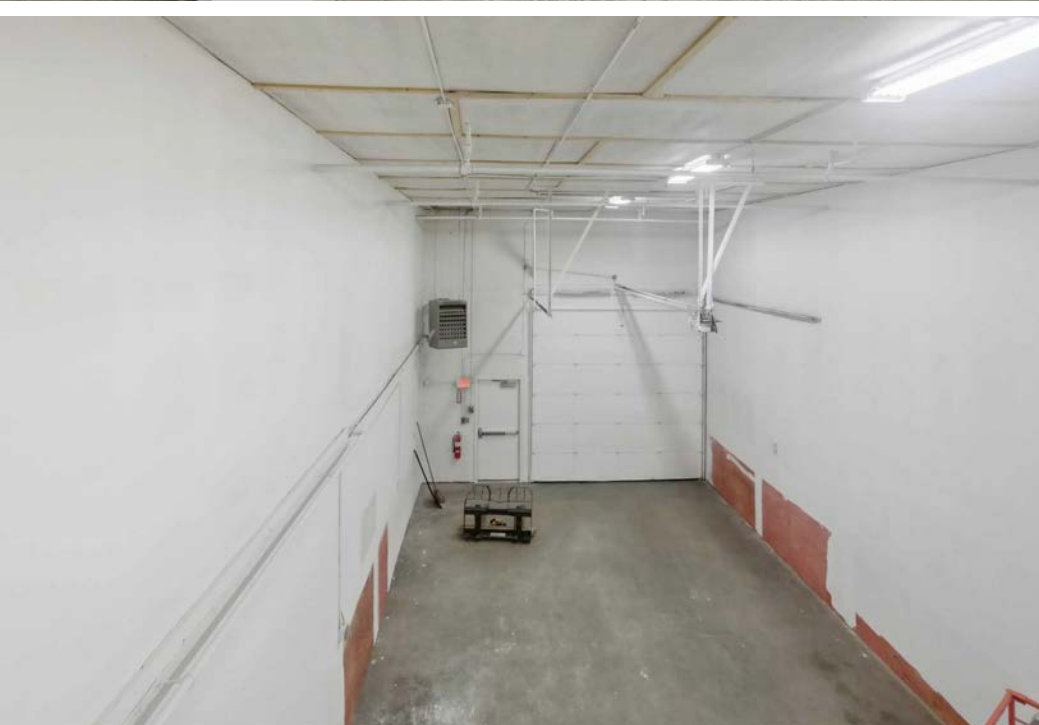
Plenty of parking. Available now for \$13.50 /sf/yr plus taxes, NNN expenses, and utilities. Current NNN expenses are \$3.27 psf plus utilities (gas and electric).

Prospective tenants should conduct due diligence regarding material facts and suitability for their intended use.

Property Photos



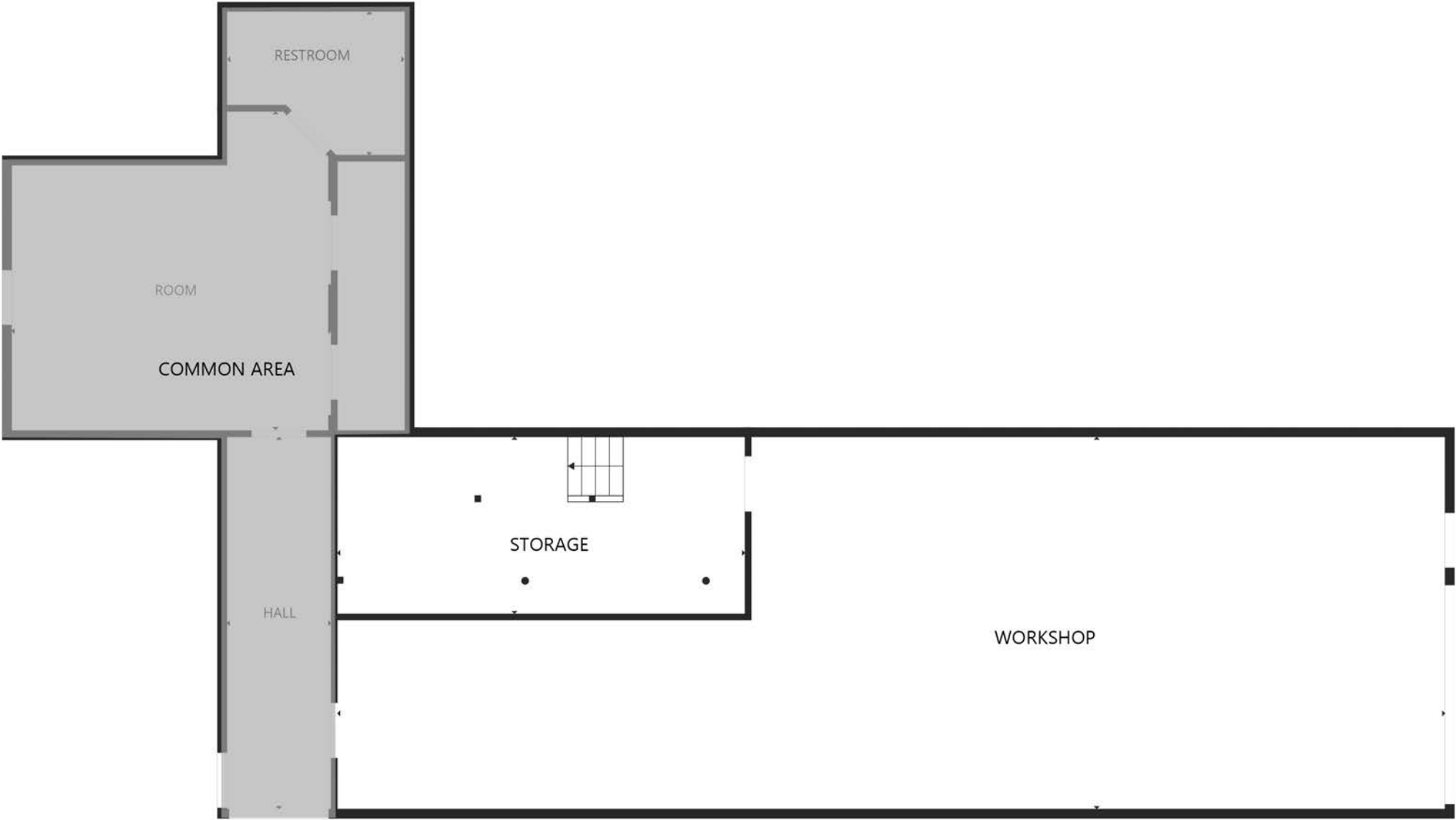
Property Photos



Property Photos



Floor Plan



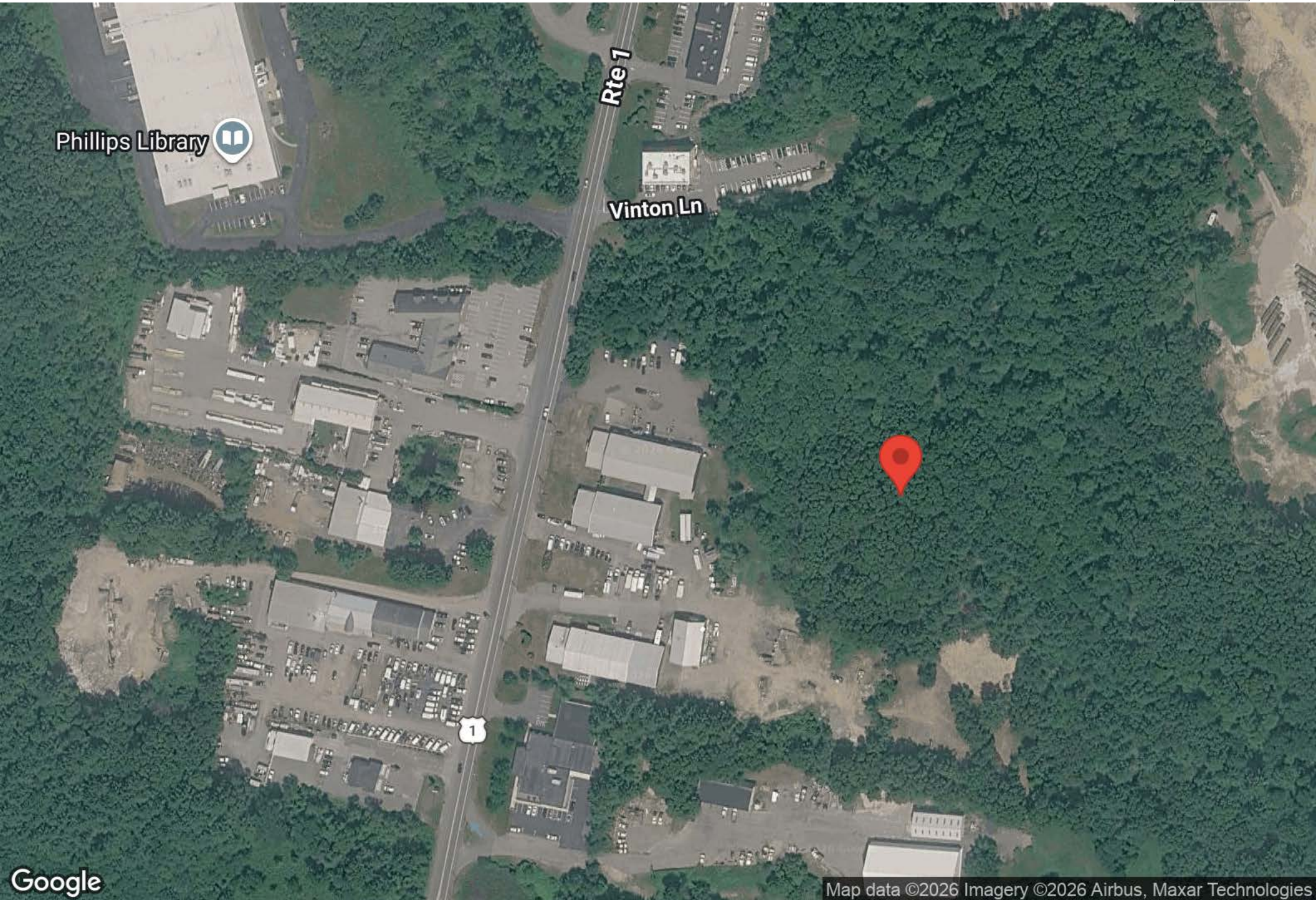
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Location Information

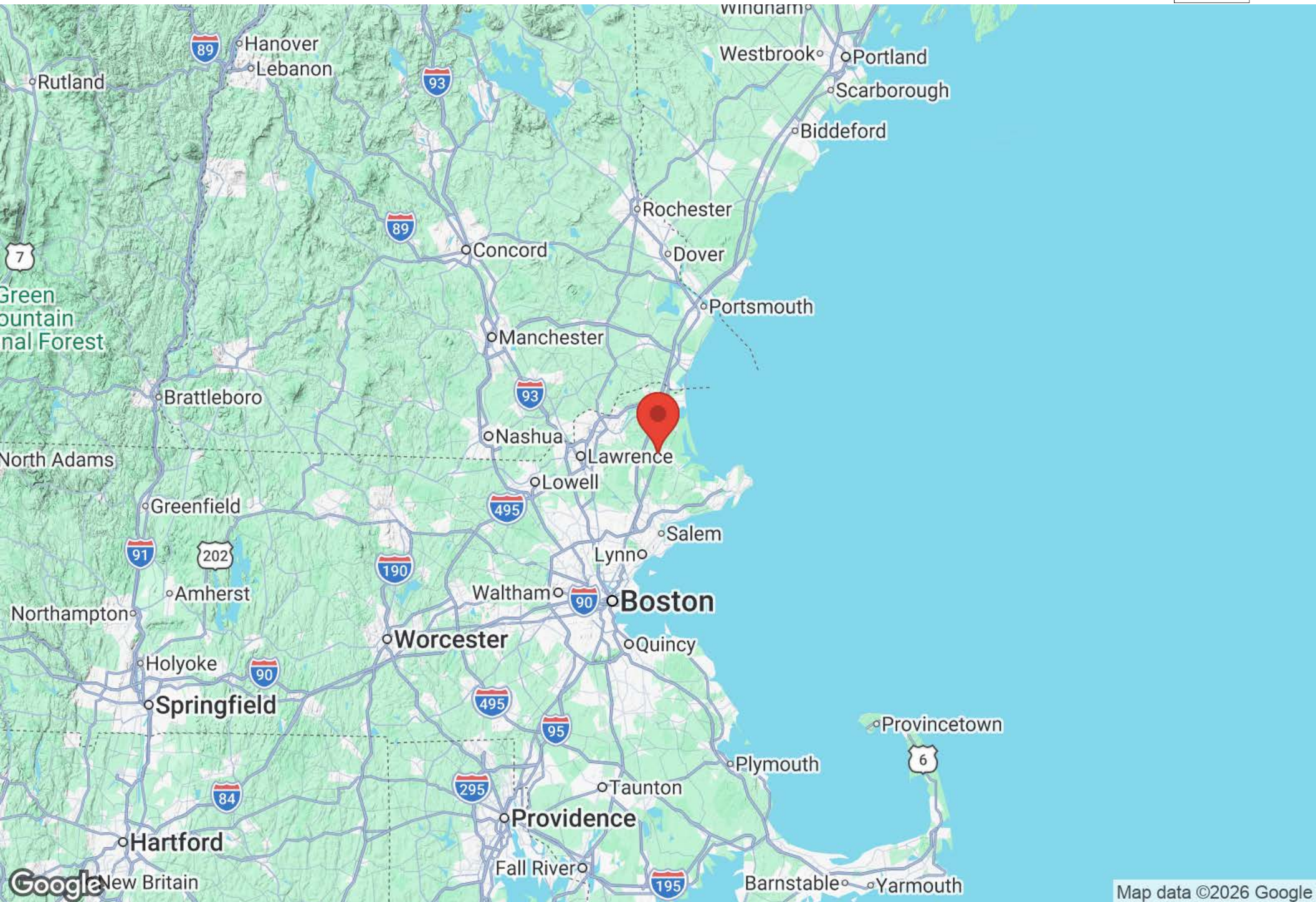
AERIAL MAP

REGIONAL MAP





Regional Map



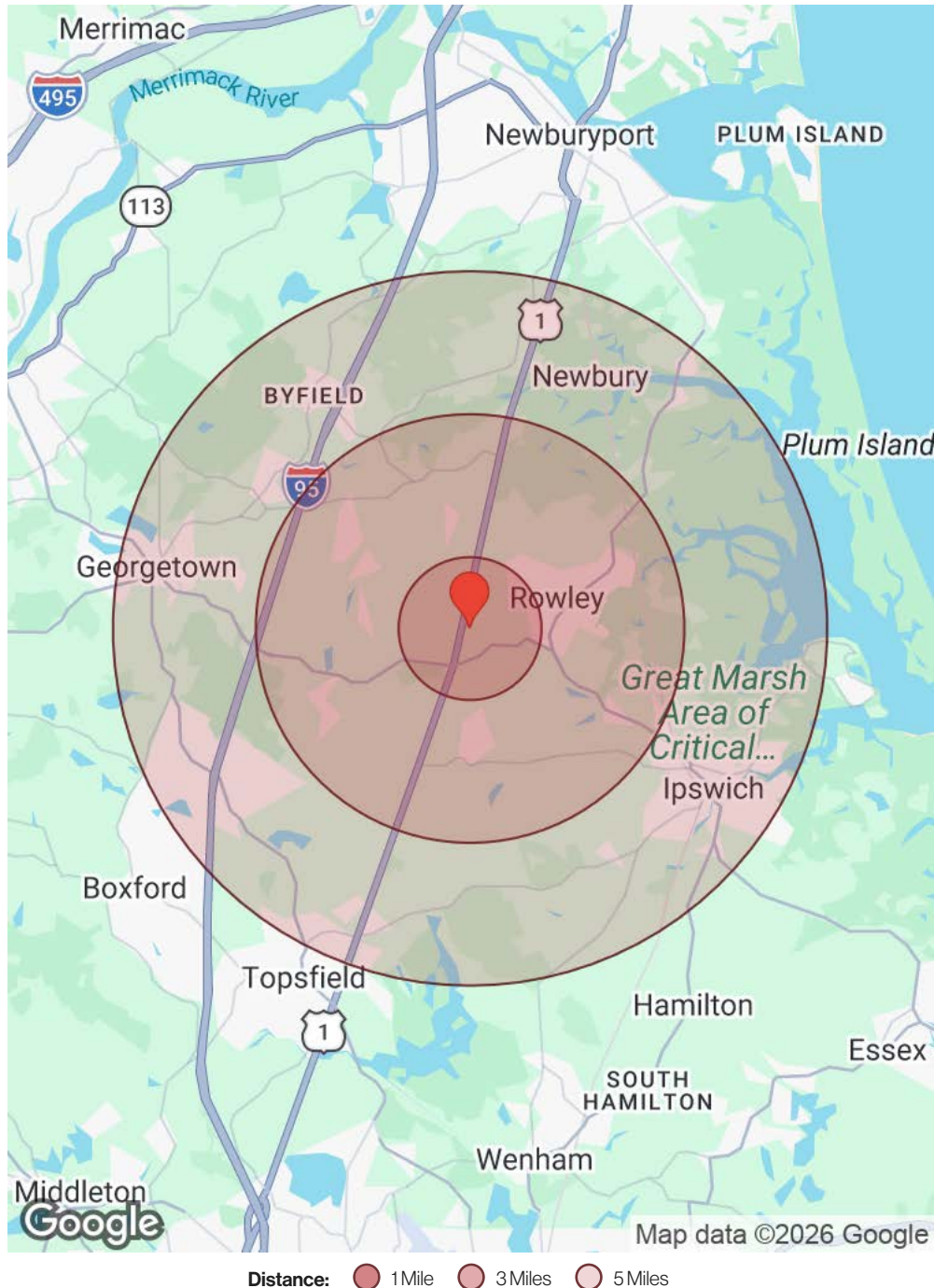
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Demographics

DEMOGRAPHICS



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	558	5,953	16,156
	Female	586	6,083	16,972
	Total Population	1,144	12,036	33,128
Housing	Total Units	450	4,658	13,537
	Occupied	438	4,503	13,045
	Owner Occupied	340	3,602	10,140
	Renter Occupied	98	901	2,905
	Vacant	13	155	492
Age	Ages 0 - 14	179	1,813	4,956
	Ages 15 - 24	112	1,235	3,439
	Ages 25 - 54	409	4,016	10,890
	Ages 55 - 64	209	2,162	5,760
	Ages 65+	234	2,809	8,084
Income	Median	\$140,365	\$152,410	\$153,769
	Under \$15k	1	127	536
	\$15k - \$25k	5	116	431
	\$25k - \$35k	41	151	412
	\$35k - \$50k	20	297	749
	\$50k - \$75k	25	274	827
	\$75k - \$100k	75	423	1,119
	\$100k - \$150k	72	826	2,283
	\$150k - \$200k	58	753	2,187
	Over \$200k	140	1,535	4,500

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