

Class B 2,929sf Industrial Flex Condominium in Newburyport

18 GRAF ROAD UNIT 28 | NEWBURYPORT, MA

Exclusively Listed by

Janet Faulkner

inquiry@faulknercommercial.com

(800) 281-1316

Cora Harvey

inquiry@faulknercommercial.com

(800) 281-1316

KW COMMERCIAL | ANDOVER

138 River Road Suite 107

Andover, MA 01810

Each Office is Independently Owned and Operated

www.kwcommercial.com

Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.


EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.


Exclusively Listed by

Janet Faulkner - DIRECTOR

 (800) 281-1316

 inquiry@faulknercommercial.com

Cora Harvey - Commercial Advisor

 (800) 281-1316

 inquiry@faulknercommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

01

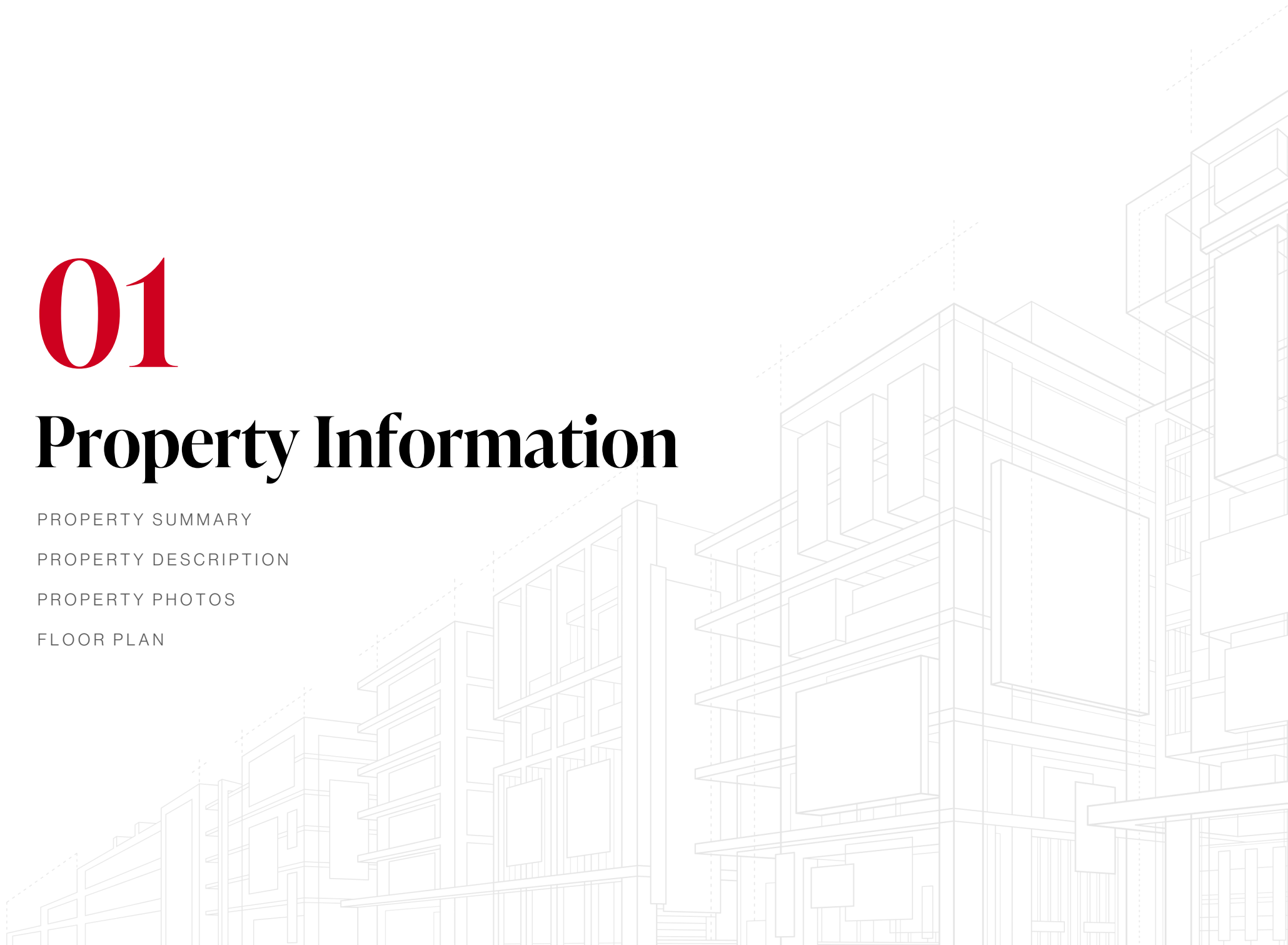
Property Information

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY PHOTOS

FLOOR PLAN





PROPERTY SUMMARY

Address:	18 Graf Road Unit 28 Newburyport, MA 01950
Available SF:	2,929
Lease Rate:	\$15/sf/yr NNN
Ceiling Height:	18
Grade Doors:	2
Lot Size:	2.50 Acres
Office Space:	648
Parking:	Open Parking/ On Site
Power:	220V 200 Amp Service/ 3 Phase Power
Year Built:	2006
Zoning:	CI

PROPERTY OVERVIEW

- 2,929± SF Class B industrial flex condominium
- 648± SF office space with open floor plan
- Open warehouse/shop area with 16'–18' clear height
- 220 Amp, 3-phase power
- Two (2) drive-in doors – potential for drive-through operations
- 100% wet sprinkler system
- High-demand flex space in a supply-constrained market

LOCATION OVERVIEW

The property is located within Newburyport's well-established industrial park, a highly desirable commercial hub known for its accessibility and strong business presence. Positioned less than 3 miles from I-95 and approximately 5 miles from I-495.



PROPERTY DESCRIPTION

Versatile, nicely fit-up Class B 2,929sf industrial flex condominium featuring Class B office space and open warehouse/shop floor. 100% wet sprinklers.

The production/ warehouse space features 220 Amp 3 Phase power, an ADA restroom, and 16-18' ceiling height. This space features two drive-in doors, offering the possibility of a business that uses a drive-through model. The office space features an open 648sf floor plan.

Offered at /\$15 NNN, the tenant will pay NNN expenses and utilities in addition to base rent.

This type & size property is in high demand in today's market. Located in Newburyport's thriving industrial park less than 3 miles to I-95; 5 miles to I-495, yet minutes to all that downtown & waterfront Newburyport has to offer: restaurants, retail, professional services, and much more.

All information was obtained from the seller & public records. Prospective buyers are encouraged to conduct due diligence regarding the details and suitability for their intended use.

Property Photos



Property Photos



Property Photos



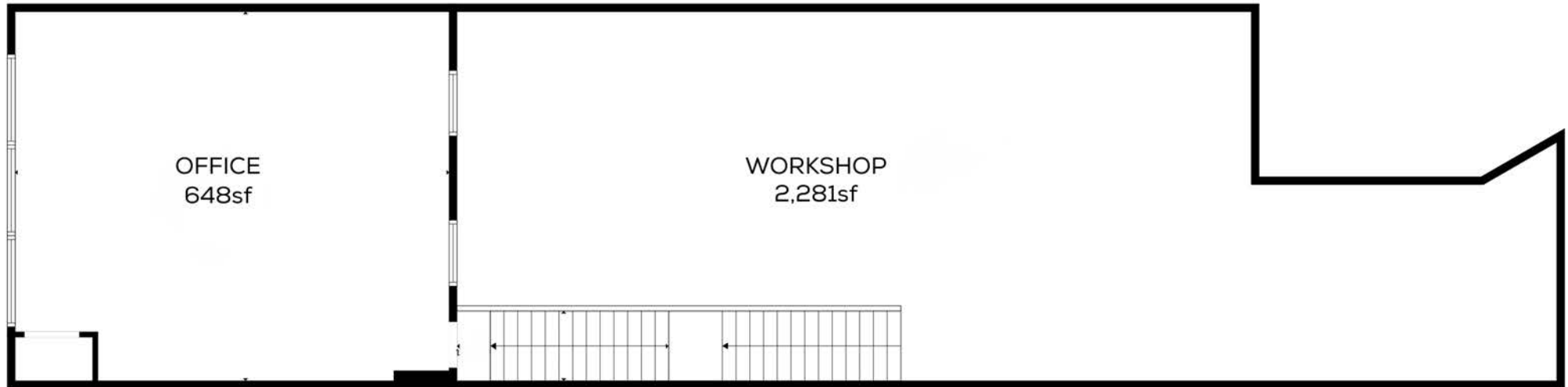
Property Photos



Property Photos



Floor Plan



02

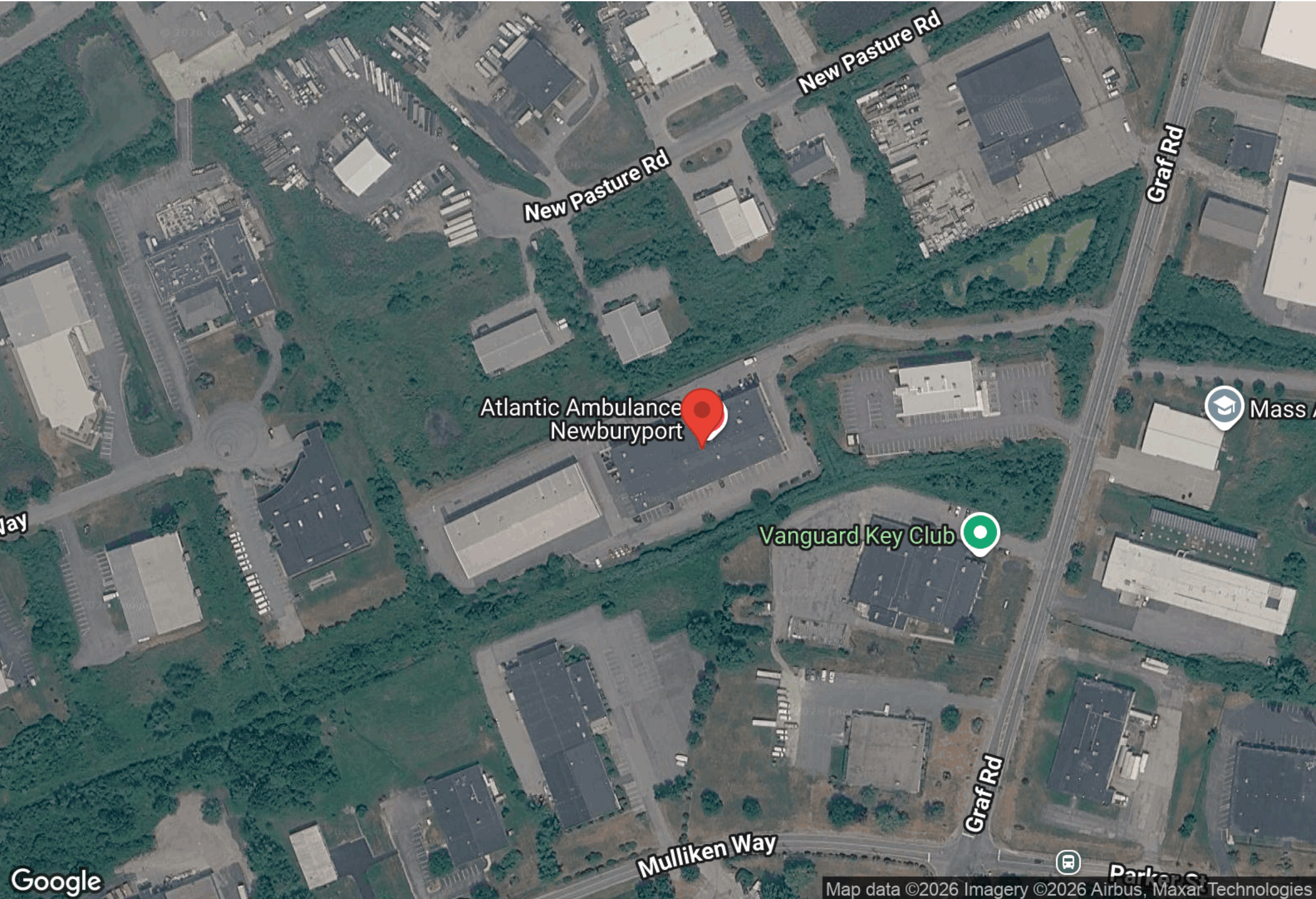
Location Information

AERIAL MAP

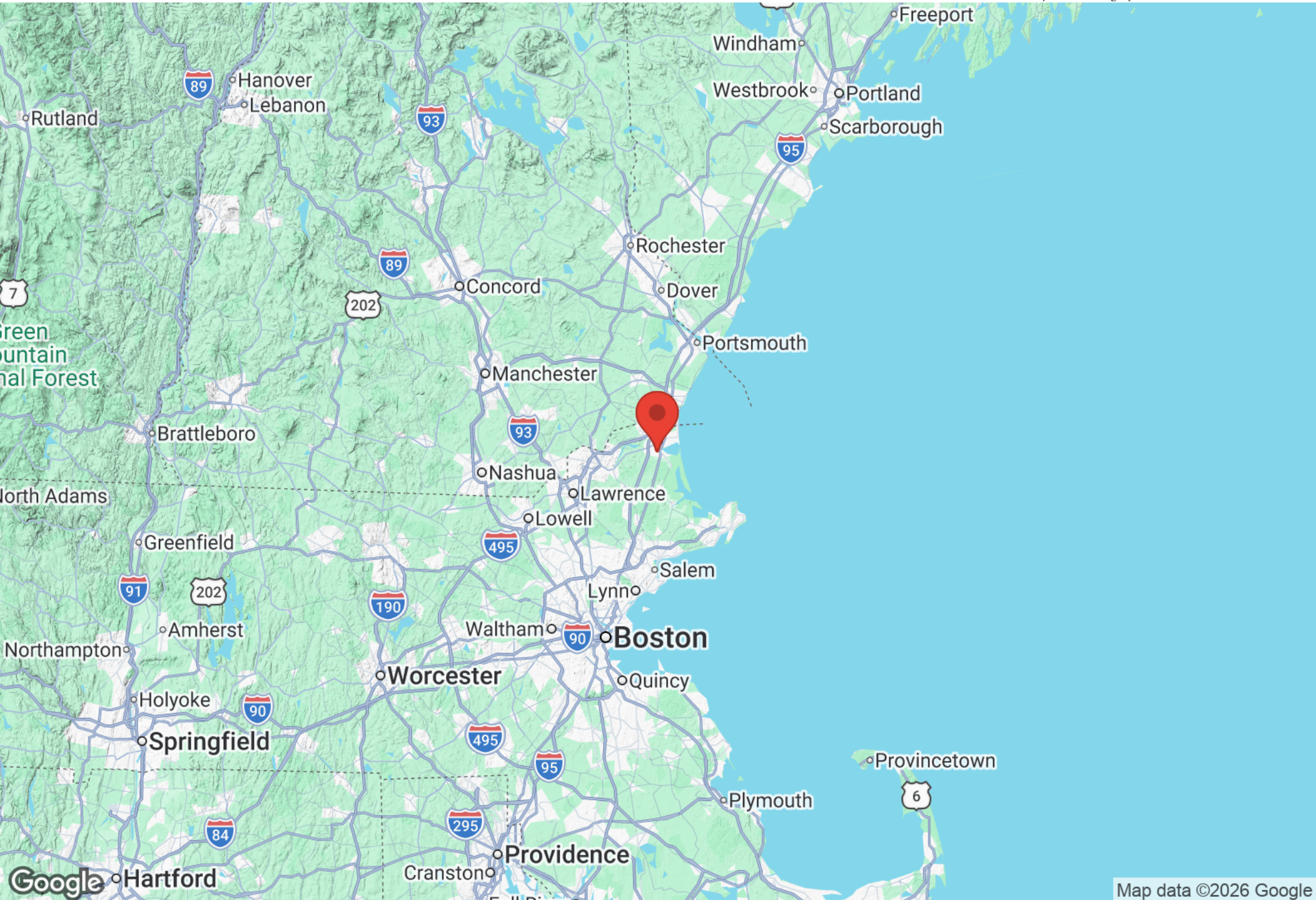
REGIONAL MAP



Aerial Map



Regional Map



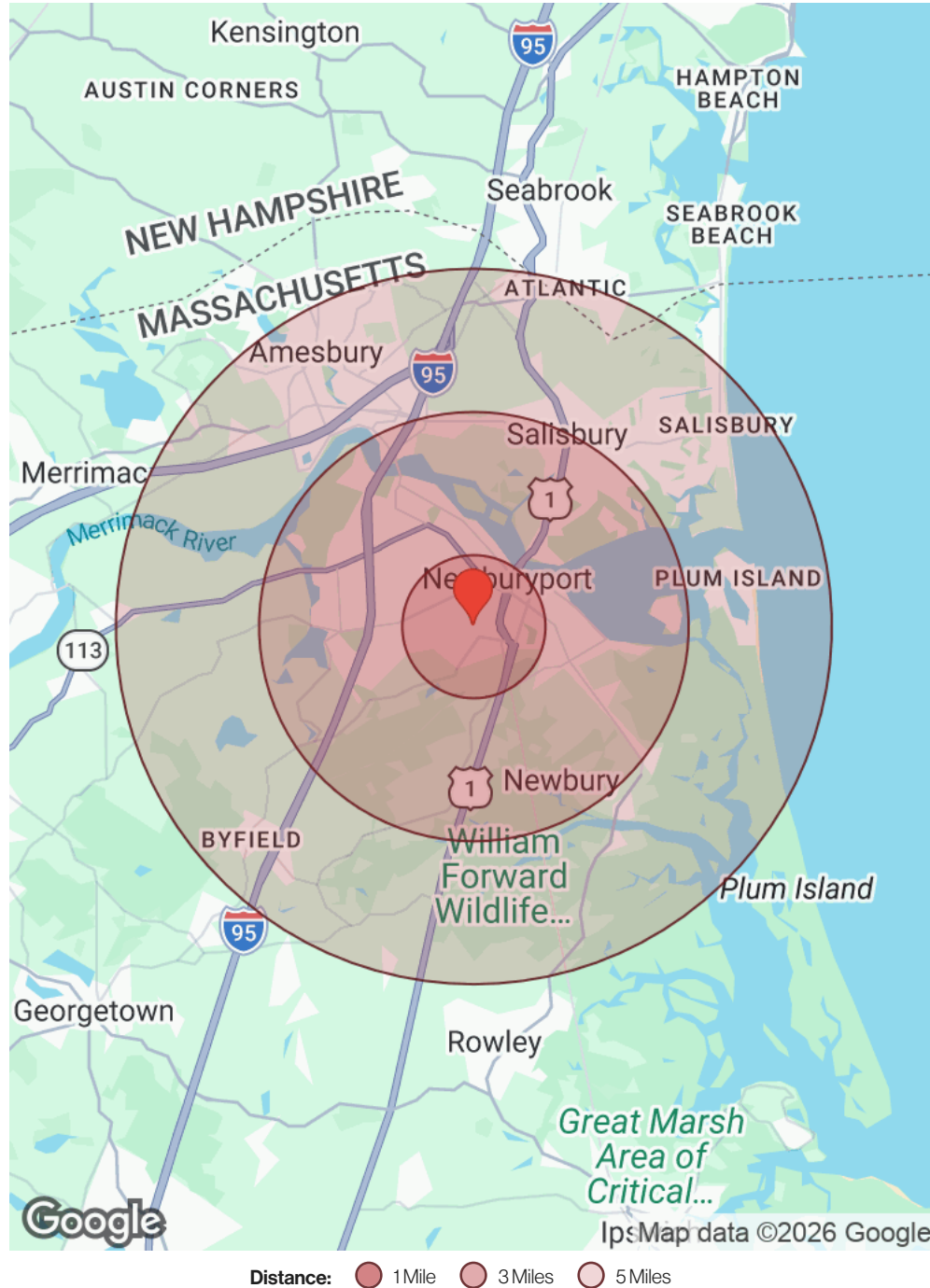
03

Demographics

DEMOGRAPHICS



Demographics




Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,957	11,285	24,822
	Female	3,357	12,312	26,491
	Total Population	6,314	23,597	51,313
Housing	Total Units	3,134	10,669	23,518
	Occupied	2,984	10,115	22,171
	Owner Occupied	1,923	7,455	15,660
	Renter Occupied	1,061	2,660	6,511
	Vacant	150	554	1,347
Age	Ages 0 - 14	830	3,255	7,243
	Ages 15 - 24	534	2,219	4,859
	Ages 25 - 54	1,980	7,500	17,075
	Ages 55 - 64	1,093	4,181	9,084
	Ages 65+	1,876	6,443	13,051
Income	Median	\$156,364	\$153,191	\$130,779
	Under \$15k	123	413	1,145
	\$15k - \$25k	136	439	973
	\$25k - \$35k	101	365	930
	\$35k - \$50k	202	644	1,461
	\$50k - \$75k	231	713	1,861
	\$75k - \$100k	326	1,052	2,462
	\$100k - \$150k	305	1,349	3,654
	\$150k - \$200k	528	1,288	2,989
Over \$200k	1,031	3,852	6,697	


This Text is Catchy Headline of the Property

LISTING PRESENTATION | 6336 GREENWICH DRIVE | SAN DIEGO, CA


Exclusively Listed by


Janet Faulkner - DIRECTOR

 (800) 281-1316

 inquiry@faulknercommercial.com

Cora Harvey - Commercial Advisor

 (800) 281-1316

 inquiry@faulknercommercial.com

KW Commercial | Andover

138 River Road Suite 107

Andover, MA 01810

Each Office is Independently Owned and Operated



www.kwcommercial.com