



PERFORMING MULTI-TENANT ASSET IN AMESBURY, MA

144 Elm Street



144 Elm Street



22 Oakland Street



Anchored by new 10 Year Lease

2-Building Offering | Totaling ± 50,554 SF



NYSE: HXL

EXECUTIVE SUMMARY

Nordlund Associates is pleased to present the opportunity to acquire 144 Elm Street and 22 Oakland Street in Amesbury, Massachusetts, a two-building industrial and flex portfolio totaling approximately ±50,554 square feet.

Strategically located just 1.25 miles from both I-95 and I-495, the properties offer immediate access to the greater Merrimack Valley and Seacoast markets, including Newburyport, MA and Portsmouth, NH.

The offering presents a compelling combination of stable in-place income and value-add potential. 144 Elm Street is fully leased to tenants, including Hexcel (NYSE: HXL) and GZA, providing strong cash flow, while 22 Oakland Street offers significant upside through lease-up and repositioning opportunities.

With continued demand for small-to-mid size industrial and flex space across the North Shore and limited new development, the portfolio is well-positioned to benefit from rising rental rates and sustained tenant demand.

Asset Summary

Number of Properties	2
Portfolio Size (SF)	50,554
Acreage	1.96
Number of Tenants	3

Tenants



TENANT OVERVIEW

Hexcel

A global leader in advanced composite materials, supplying high-performance solutions to the aerospace, defense, and industrial markets. **NYSE: HXL**

[hexcel.com](https://www.hexcel.com)



GZA

A multidisciplinary engineering and environmental consulting firm specializing in geotechnical, environmental, and water resources solutions.

[gza.com](https://www.gza.com)



Terry Recal Services

A precision calibration and measurement services provider supporting quality assurance for industrial and laboratory equipment.

[terryrecal.com](https://www.terryrecal.com)



PROPERTY SPECIFICATIONS



144 Elm Street



22 Oakland Street

Address	144 Elm Street	22 Oakland Street
Total Size	43,469 SF	7,085 SF
Acreage	1.35 Acres	.61 Acres
Stories	2	1
Clear Height	14' - 16'	10' - 11'
Loading	(1) Overhead Door	(2) Overhead Doors
Auto Parking	See Plan	See Plan
Occupancy	100%	44%
Utilities	National Grid, Municipal W/S	National Grid, Municipal W/S
# of Tenants	2	1
Anchor Tenants	Hexcel (NYSE: HXL) GZA Engineering	Terry Recal Services



22 Oakland Street



Aerial

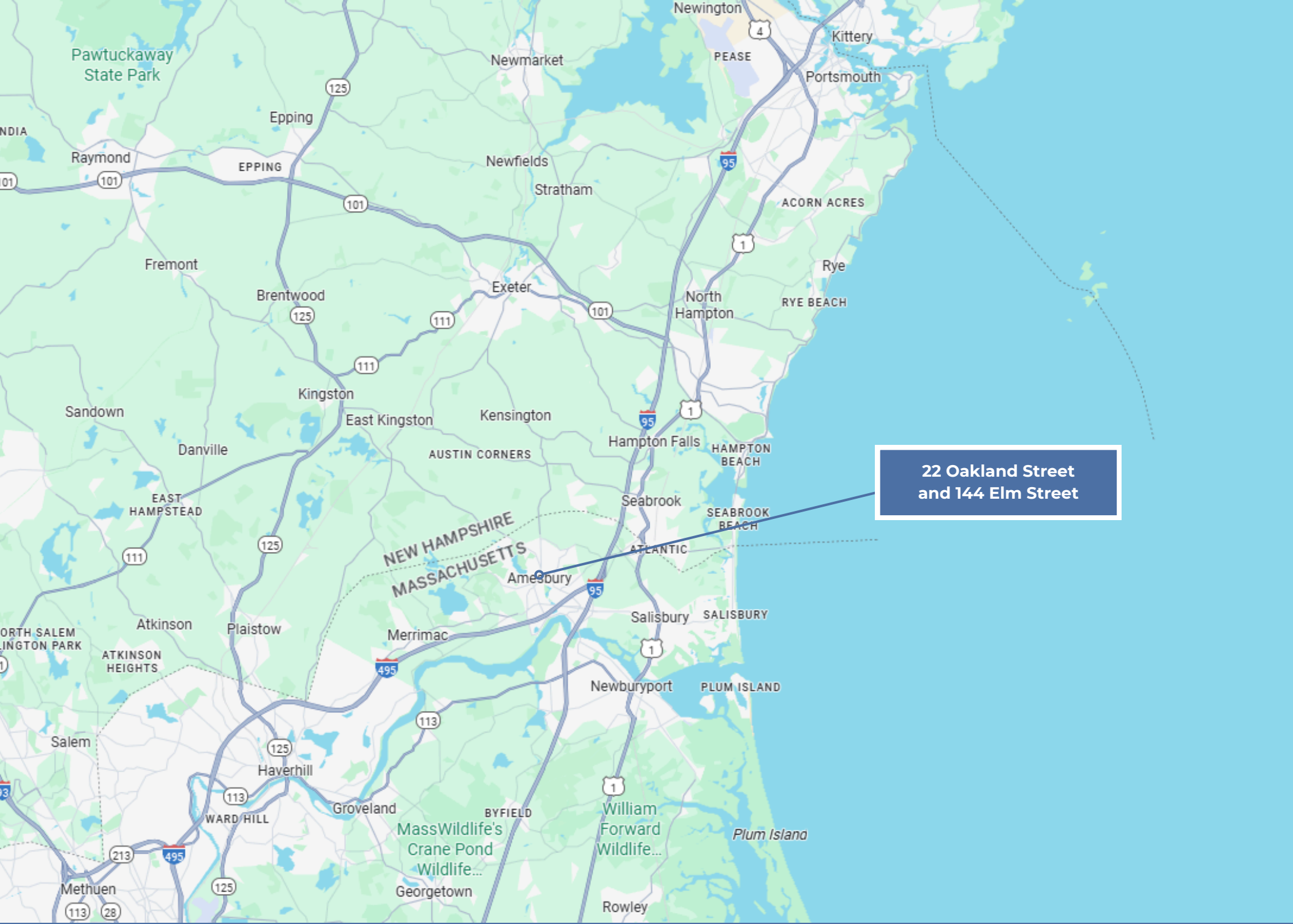


144 Elm Street



144 Elm Street





**22 Oakland Street
and 144 Elm Street**

Broker Contacts

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NORDLUND
ASSOCIATES

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CONFIDENTIALITY AGREEMENT

This confidentiality agreement (“Agreement”) is between Nordlund Associates, Inc. (“Nordlund”) and the other person or entity signing this Agreement (the “Receiving Party”) and is effective as of the date signed (the “Effective Date”). Nordlund may disclose certain confidential information to the Receiving Party in connection with a possible business relationship or for other evaluation purposes (the “Purpose”). The purpose of such disclosure is to enable the Receiving Party to evaluate the Confidential Information in connection with a possible real estate transaction at 12 Oakland Street, 22-24 Oakland Street, 144 Elm Street in the City of Amesbury, MA (the “Purpose”) being structured and negotiated by Nordlund on behalf of its client and its affiliates (Collectively, the “Company”).

1. “Confidential Information” as used in the Agreement means information in any form disclosed or made available by Nordlund to the Receiving Party that the Receiving Party knows or has reason to know (either because such information is marked or is otherwise identified by Nordlund orally or in writing as confidential or proprietary, or because it is not generally known in the relevant trade or industry) is confidential information of Nordlund and shall include, without limitation, (a) the current, future and proposed products and services of Nordlund, its subsidiaries or affiliates as well as financial, technical, research, operational, sales and marketing information related thereto; (b) business plans, business forecasts, budgets, prices and costs, financial statements, research, sales and distribution arrangements, and the identity of partners, suppliers and customers; (c) the existence of any business discussions, negotiations or agreements between the parties; and (d) any information regarding the skills and compensation of employees, contractors or other agents of Nordlund or its subsidiaries or affiliates.

2. The Receiving Party will not copy, make use of, disseminate or in any way disclose any Confidential information of Nordlund to any person or entity, except to employees and authorized representatives of the Receiving Party bound by a duty of confidentiality no less protective of Nordlund’s Confidential Information than this Agreement and only as necessary to evaluate, discuss and, if applicable, negotiate in conjunction with the purpose.

3. The Receiving Part shall treat Confidential Information of Nordlund with the same degree of care it accords to its own Confidential Information, but no less than a reasonable degree of care under the circumstances.

4. Confidential Information shall not include Information that: (a) was in the public domain at the time it was disclosed or made available to the receiving party by Nordlund; (b) entered the public domain subsequent to such time through no fault of the Receiving Party; or (c) was in the Receiving Party’s possession free of any obligation of confidence at the time it was communicated to the Receiving Party by Nordlund. In addition, the Receiving Party may disclose Nordlund’s Confidential Information in response to a valid order by a court or other governmental body, as otherwise required by law, or as necessary to establish the rights of either party under this Agreement, provided that the Receiving Party shall immediately notify Nordlund of receipt of any such order and provide Nordlund a reasonable period of time in which to oppose such order before responding.

5. All Confidential Information shall be returned to Nordlund promptly at its request, together with any copies thereof. All Confidential Information and materials furnished to the Receiving Party by Nordlund hereunder are provided on as “as is” basis, and Nordlund shall have no liability for the use thereof.

6. The Receiving Party acknowledges that Nordlund (or any third party entrusting its own confidential information to Nordlund) claims ownership of the Confidential Information disclosed and all patent, copyright, trademark, trade secret, and other intellectual property rights in, or arising from, such Confidential Information. No option, license, or conveyance of such rights to the Receiving Party is granted or implied under this Agreement. If any such rights are to be granted to the Receiving Party, such grant shall be expressly set forth in a separate written instrument.

7. Neither party will assign or transfer any rights or obligations under this Agreement without the prior written consent of the other party.

8. This Agreement shall govern all communications between the parties that are made during this period from the Effective Date of the Agreement to the date of the second anniversary of the Effective Date, unless otherwise mutually agreed in writing. The parties' obligations under this Agreement shall continue for a period of two years after the expiration of such period

9. This agreement shall be governed in all respects by the laws of the Commonwealth of Massachusetts and represent the entire understanding of the parties with respect to its subject matter and supersedes any other prior or contemporaneous agreements or understandings, whether written or oral concerning Confidential Information. This Agreement may only be changed by mutual agreement of authorized representatives of the parties in writing.

10. All notices or reports permitted or required under this Agreement shall be in writing and shall be sent to the person and addresses indicated below.

Acknowledged and Agreed:

Receiving Party: _____

Address:

By: _____

Name: _____

Title: _____

Date: _____