

# 15 PERRY WAY

NEWBURYPORT, MA

FOR LEASE



**±7,000 -  
10,000 SF**

**23'5"**  
CLEAR HEIGHT

**2**  
LOADING DOCKS

**400A**  
POWER (208/120V)

Newly available industrial warehouse space within Lord Timothy Dexter Industrial Park, configured for distribution, light manufacturing, or specialized wet/process operations. Floor drains throughout, eye wash, employee shower and locker rooms, and a full kitchen and break area already in place.



STEVE NOHRDEN • President • [Steve@BurgessProperties.com](mailto:Steve@BurgessProperties.com)

CHARLIE JACOB • Senior Associate • [Charlie@BurgessProperties.com](mailto:Charlie@BurgessProperties.com)



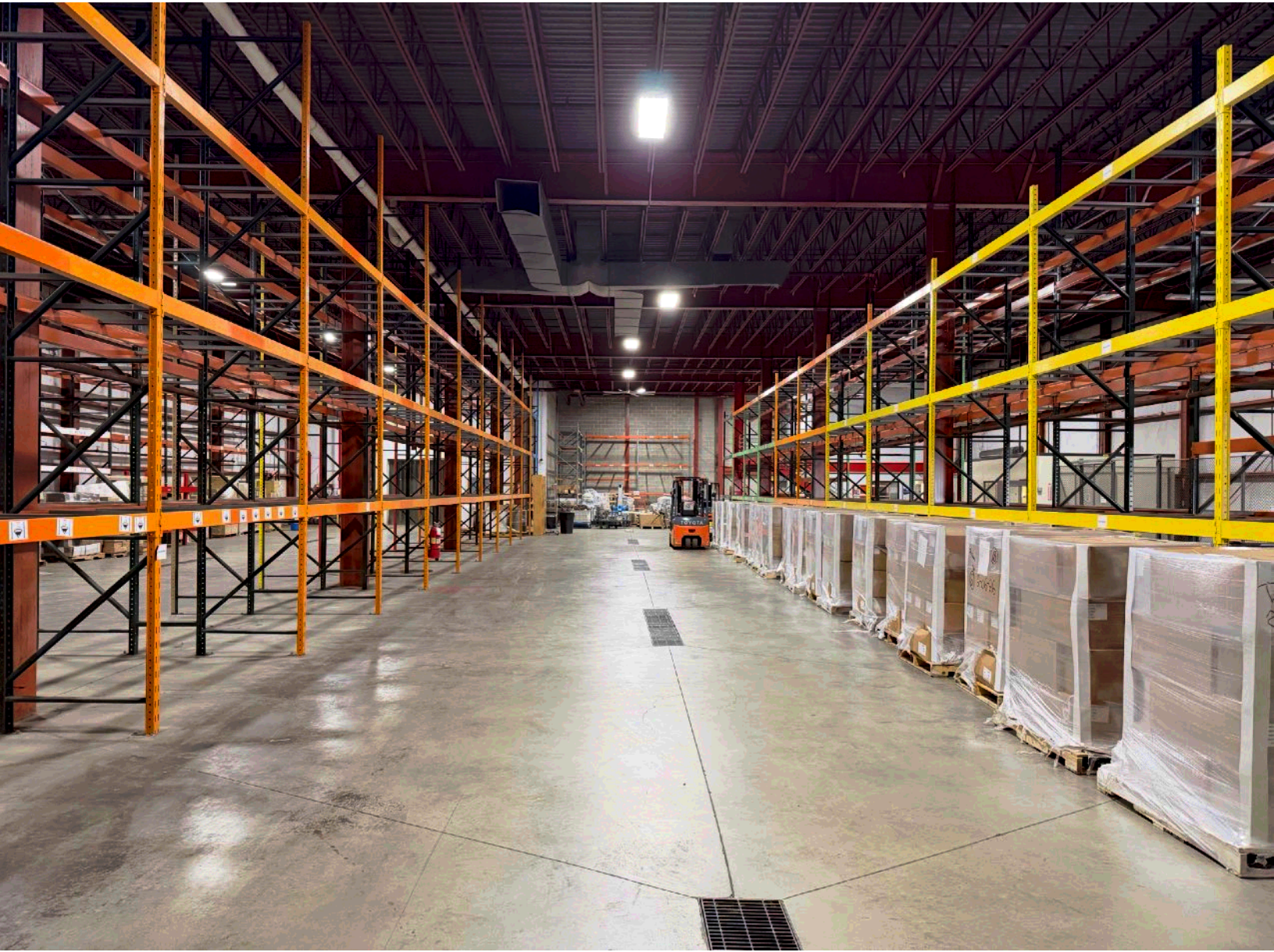
15 Perry Way is a ±28,039 SF industrial warehouse building on a ±7.47 acre site within the Lord Timothy Dexter Industrial Park — a tenanted industrial submarket 35 miles north of Boston serving distribution, manufacturing, and light-process operations. The available suite of ±7,000 to ±10,000 SF includes purpose-built infrastructure for wet or dry processing or warehouse: floor drains, eye wash station, dual employee showers, locker rooms, kitchen, and dedicated 400-amp service.

<b>BUILDING SIZE</b>	±28,039 SF Total	<b>LOADING</b>	Two (2) Shared Tailboard Docks
<b>AVAILABLE SUITE</b>	±7,000 – ±10,000 SF		(one may become exclusive)
<b>SITE AREA</b>	±7.47 Acres	<b>POWER</b>	400A • 208/120V
<b>YEAR BUILT</b>	1996	<b>SPRINKLER</b>	Wet / Dry
<b>CLEAR HEIGHT</b>	23' 5" in Warehouse	<b>UTILITIES</b>	National Grid / City of Newburyport
<b>COLUMN SPACING</b>	31' × 33'	<b>ZONING</b>	Industrial 1



## WAREHOUSE OR PROCESSING SUITE

*Built-in infrastructure for wet, dry warehouse, or specialized industrial use*



### FLOOR DRAINS

Continuous trench drains throughout the warehouse — supports wash-down, wet processing, and food-grade operations.

### 23'5" CLEAR

Generous clear height in the warehouse zone supports racking, mezzanine, and tall-stack operations.

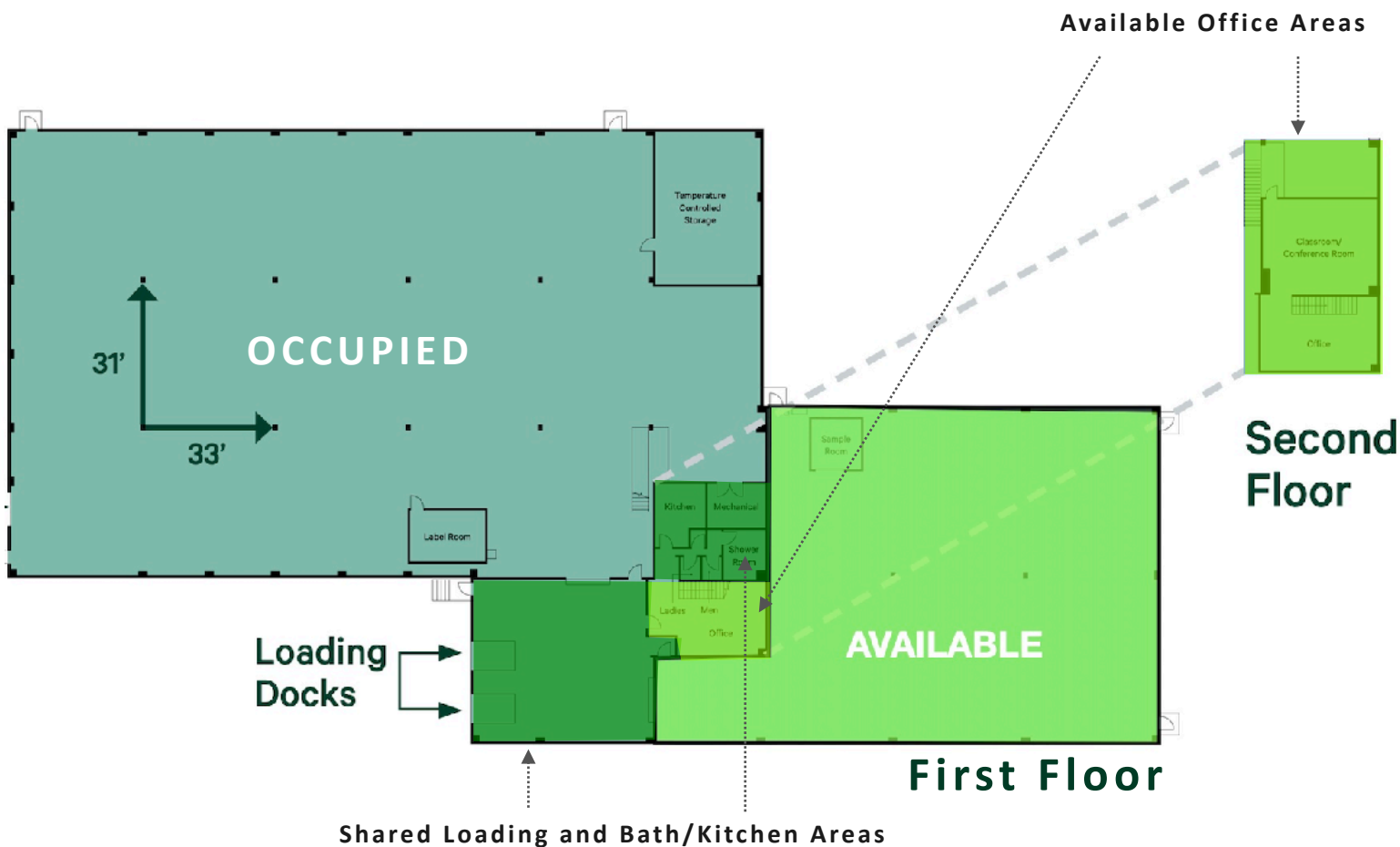
### LOCKERS, SHOWER & LOUNGE

Locker room and break area in place. Two common bathrooms, janitorial sink, and a full kitchen.

### 400A 208/120V

Dedicated 400-amp three-phase service to the suite.

# FLOOR PLAN



## LORD TIMOTHY DEXTER INDUSTRIAL PARK

Newburyport's preeminent industrial park anchors the North Shore market 35 miles north of downtown Boston. The park is home to operators including Strem Chemicals, Arwood Machine Corporation, Bradford & Bigelow, Berkshire Manufactured Products, Rochester Electronics, Comdec, Crystal Engineering, and Vaunix Technology Corporation — a deep cluster of established manufacturing, distribution, and technology tenancy.

### TRAVEL DISTANCES

<b>1.2</b> <sup>MILES</sup>	ROUTE 1
<b>2.0</b> <sup>MILES</sup>	NEWBURYPORT COMMUTER RAIL
<b>2.8</b> <sup>MILES</sup>	INTERSTATE 95
<b>5.2</b> <sup>MILES</sup>	INTERSTATE 495
<b>35</b> <sup>MILES</sup>	DOWNTOWN BOSTON
<b>35</b> <sup>MILES</sup>	LOGAN INTERNATIONAL AIRPORT

Direct access to Route 1, Interstate 95, and Interstate 495 places the property within a one-hour drive of Boston, Manchester (NH), and the broader New England distribution network. The MBTA Newburyport Commuter Rail line is two miles from the property.





FOR LEASE

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NEWBURYPORT, MASSACHUSETTS

**Steve Nohrden**

*President*

Burgess Properties, LLC

+1 781 321 5200

Steve@BurgessProperties.com

**Charlie Jacob**

*Senior Associate*

Burgess Properties, LLC

+1 781 321 5200

Charlie@BurgessProperties.com

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