

59,366 SF AVAILABLE

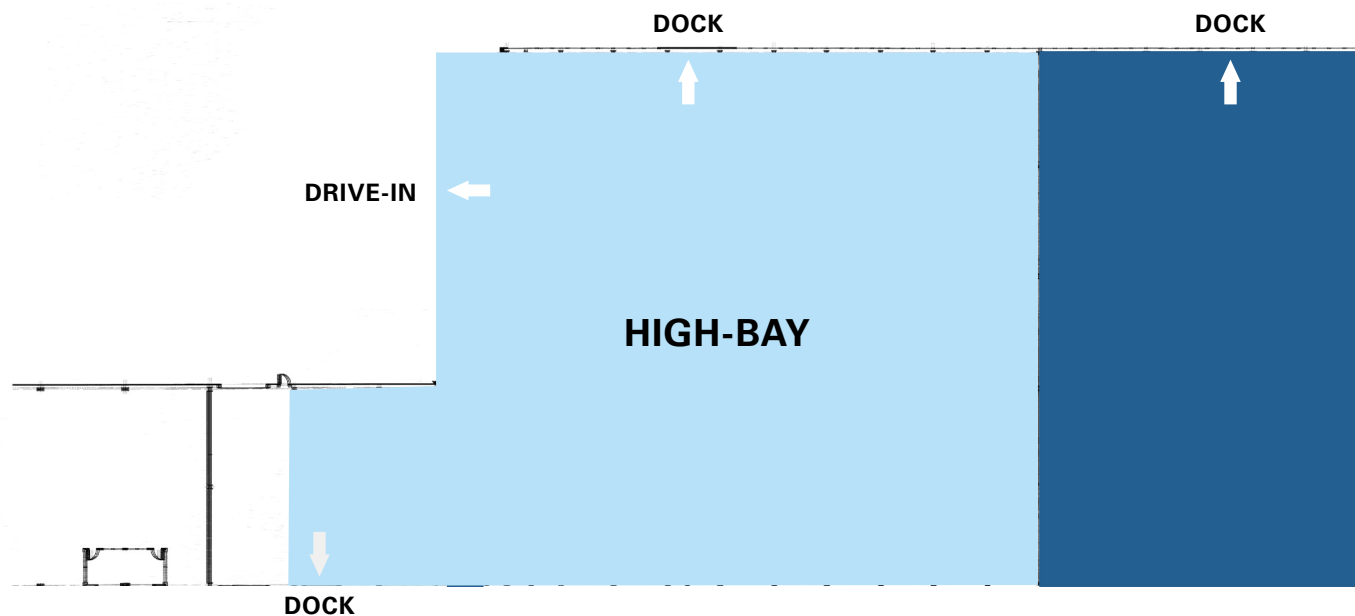
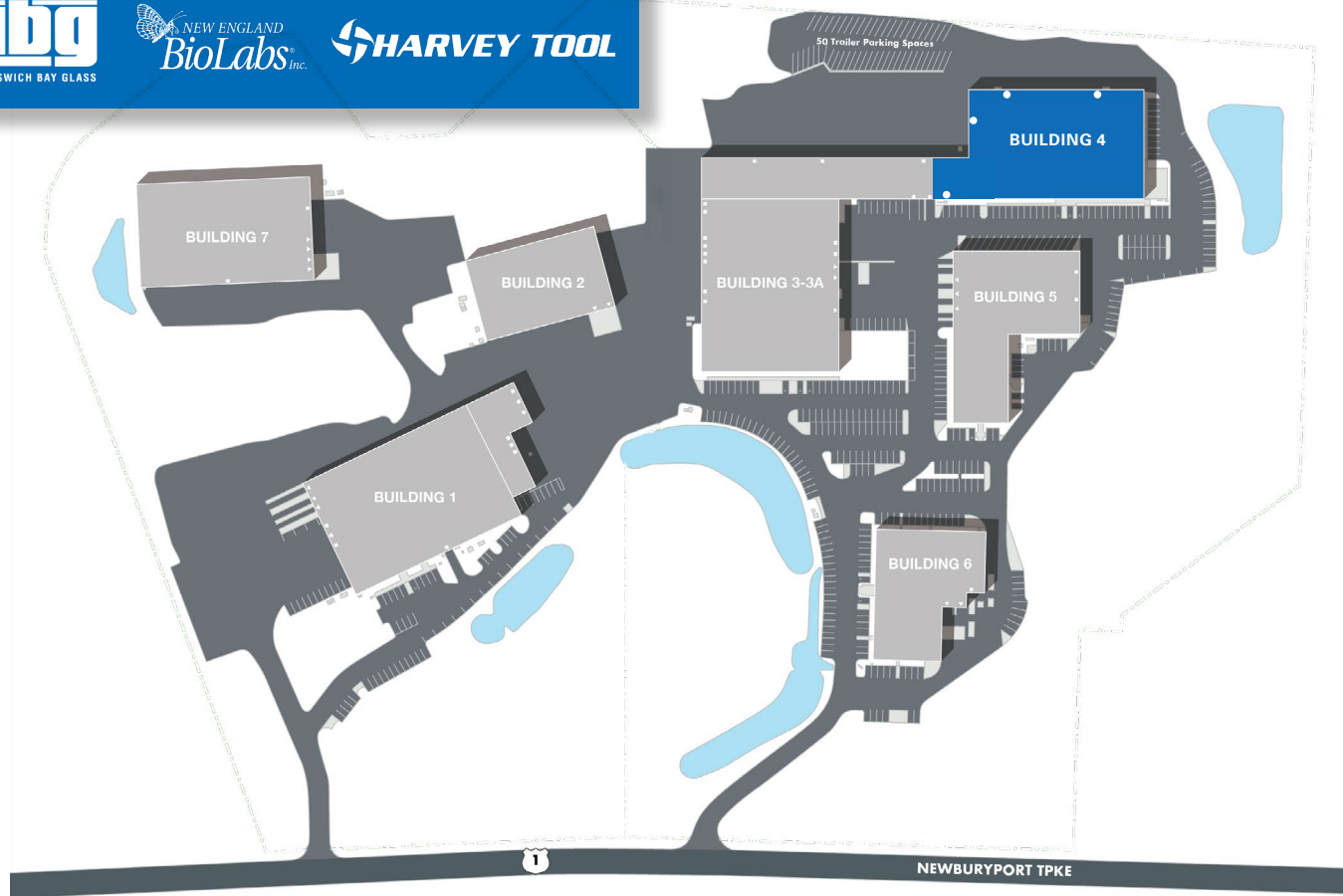
CLASS A FLEX
OPPORTUNITY



428
NBPT

**NEWBURYPORT
TURNPIKE**
ROWLEY, MA

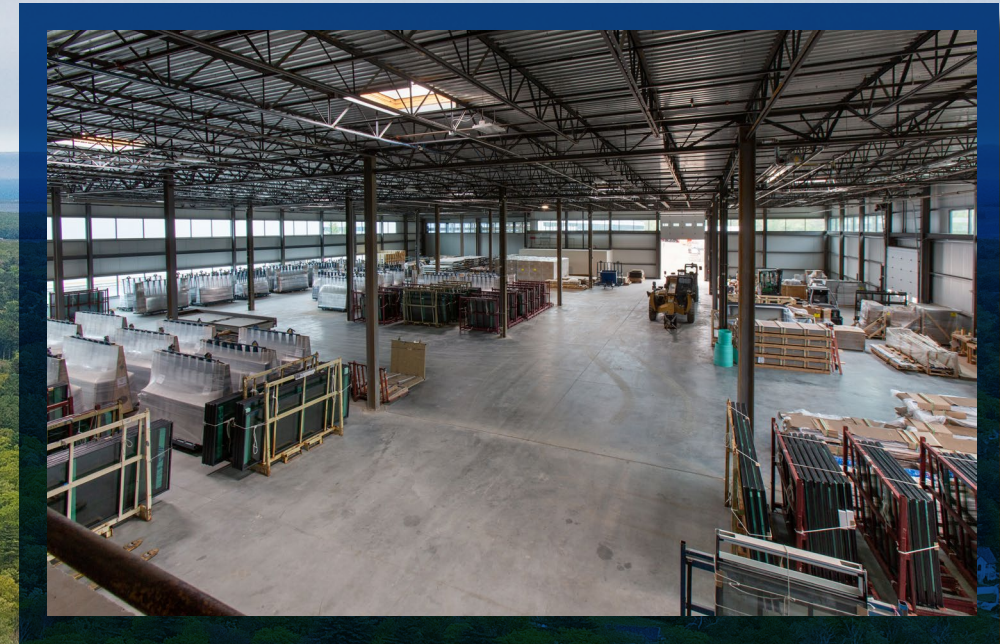
 **SEYON
NEWMARK**



PROPERTY SPECIFICATIONS

PROPERTY ADDRESS	428 Newburyport Tpke, Building 4, Rowley, MA
YEAR BUILT	2021
BUILDING RENTABLE AREA	59,342 SF
AVAILABLE RENTABLE AREA	1st Floor: 44,148 SF Mezzanine: 15,218 SF Total: 59,366 SF
LAND AREA	27.8 acres
CLEAR HEIGHT	21'
COLUMN SPACING	32' x 30'
NUMBER OF FLOORS	One plus mezzanine
ROOF	<u>Type:</u> EPDM <u>Warranty:</u> Expires 9/30/39
LOADING	3 Docks, 1 Drive-in
PARKING	Cars: 50 spaces
HVAC	Heat: one 10 ton RTU, one 12.5 ton RTU, 6 infrared heaters
ELECTRIC SERVICE	800 amps, 480V 3 phase (expandable to 1600 amps); 500 KVA Pad Mount Transformer
LIGHTING	LED
LIFE SAFETY	<u>Fire Alarm:</u> Central Station Fire Monitoring <u>Sprinklers:</u> 100% wet
UTILITIES	<u>Electricity:</u> Municipal <u>Gas:</u> National Grid <u>Water & Sewer:</u> Town of Rowley Water Department, Septic <u>Telecom:</u> Comcast, Verizon

PROPERTY HIGHLIGHTS



BEST-IN-CLASS CONSTRUCTION

BUILT IN 2021

RARE HIGH-BAY FLEX SPACE

LOCATION & ACCESS

North
428 NEWBURYPORT TPKE
ROWLEY, MA



CHERRY HILL PARK
DANVERS, MA



NEWBURYPORT INDUSTRIAL PARK
NEWBURYPORT, MA



CENTENNIAL PARK
PEABODY, MA





DRIVE TIMES

ROUTE 95	9 MIN
ROUTE 495	15 MIN
PEABODY	20 MIN
BOSTON	35 MIN
PORTSMOUTH	35 MIN

CONTACTS

TORIN TAYLOR

Executive Managing Director
617.863.8587
torin.taylor@nmrk.com

BRIAN PINCH

Senior Managing Director
617.863.8538
brian.pinch@nmrk.com

ALLIE PERCOCO

Associate
617.863.8624
allie.percoco@nmrk.com

NEWMARK

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice and to any special conditions imposed by our principal.