



86,703 SF AVAILABLE

**CLASS A OFFICE/
FLEX/WAREHOUSE
OPPORTUNITY**

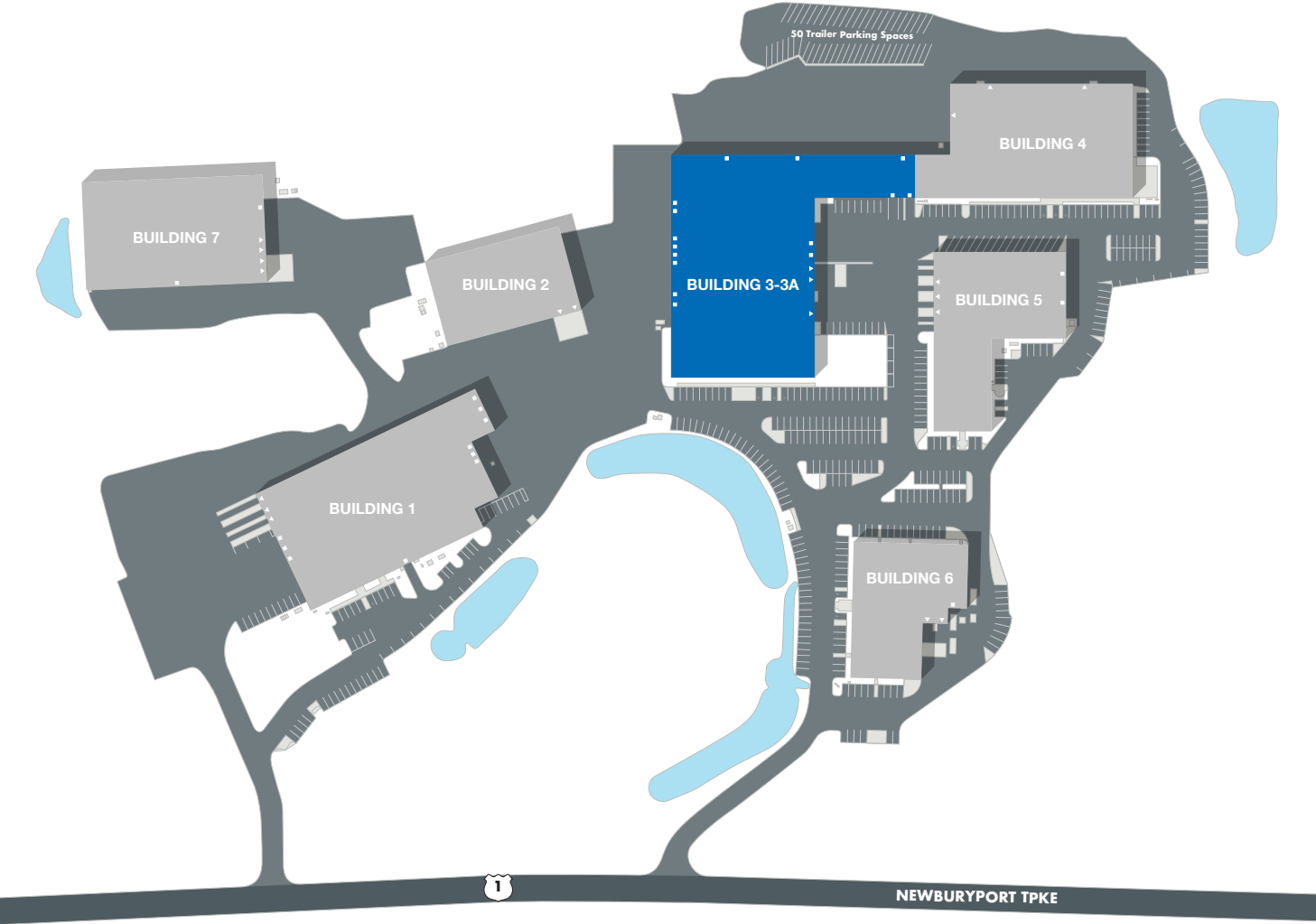
**428
NBPT**

**NEWBURYPORT
TURNPIKE**
ROWLEY, MA

 **SEYON**
NEWMARK

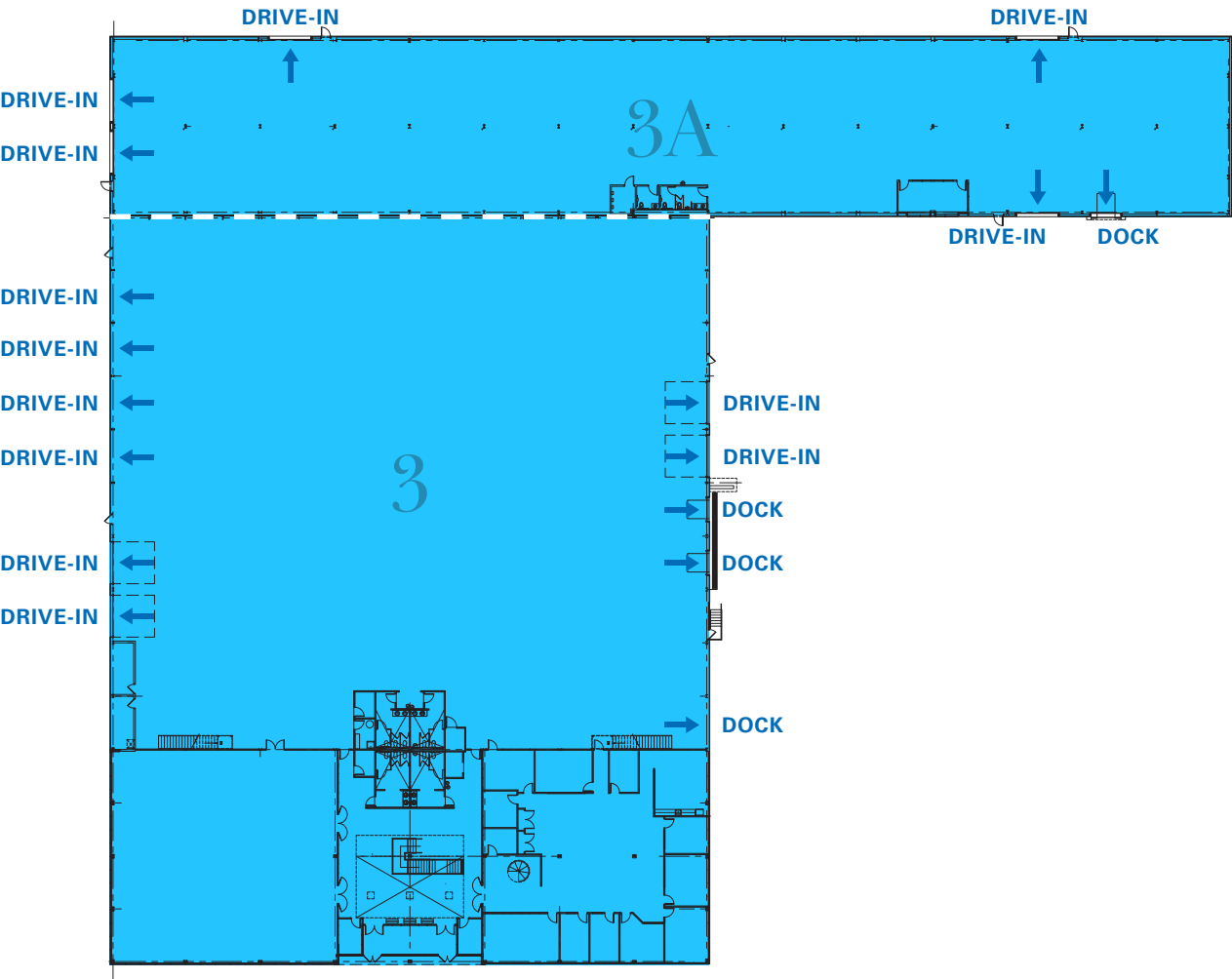
Property Specifications

PROPERTY ADDRESS	428 Newburyport Tpke, Building 3-3A, Rowley, MA
YEAR BUILT	Building 3: 2008 Building 3A: 2015
BUILDING RENTABLE AREA	Total: 86,703 SF Building 3: 64,203 SF Building 3A: 22,500 SF
LAND AREA	27.8 acres
CLEAR HEIGHT	21'
COLUMN SPACING	Building 3: 36' x 25' Building 3A: 25' x 29'
NUMBER OF FLOORS	One plus mezzanine office (13,986 SF)
ROOF	Type: EPDM
PARKING	1/1,000
LOADING	4 docks, 13 drive-ins
ELEVATORS	One 2,500 lb. capacity elevator
HVAC	Building 3: Heat: 14 RTUs, three ductless split system, two exhaust fans, office and manufacturing space are fully air-conditioned Building 3A: Heat: one exhaust fan direct drive motor, two exhaust fans
ELECTRIC SERVICE	200 amp, 480V 3 phase & 800 amp, 480V 3 phase; 500 KVA pad mount transformer
LIGHTING	LED
EMERGENCY GENERATOR	130kW 200 amp 480V 3 phase automatic transfer switch (ATS)
LIFE SAFETY	Fire Alarm: Central Station Fire Monitoring Sprinklers: 100% wet
UTILITIES	Electricity: Municipal Gas: National Grid Water & Sewer: Town of Rowley Water Department, Septic Telecom: Comcast, Verizon

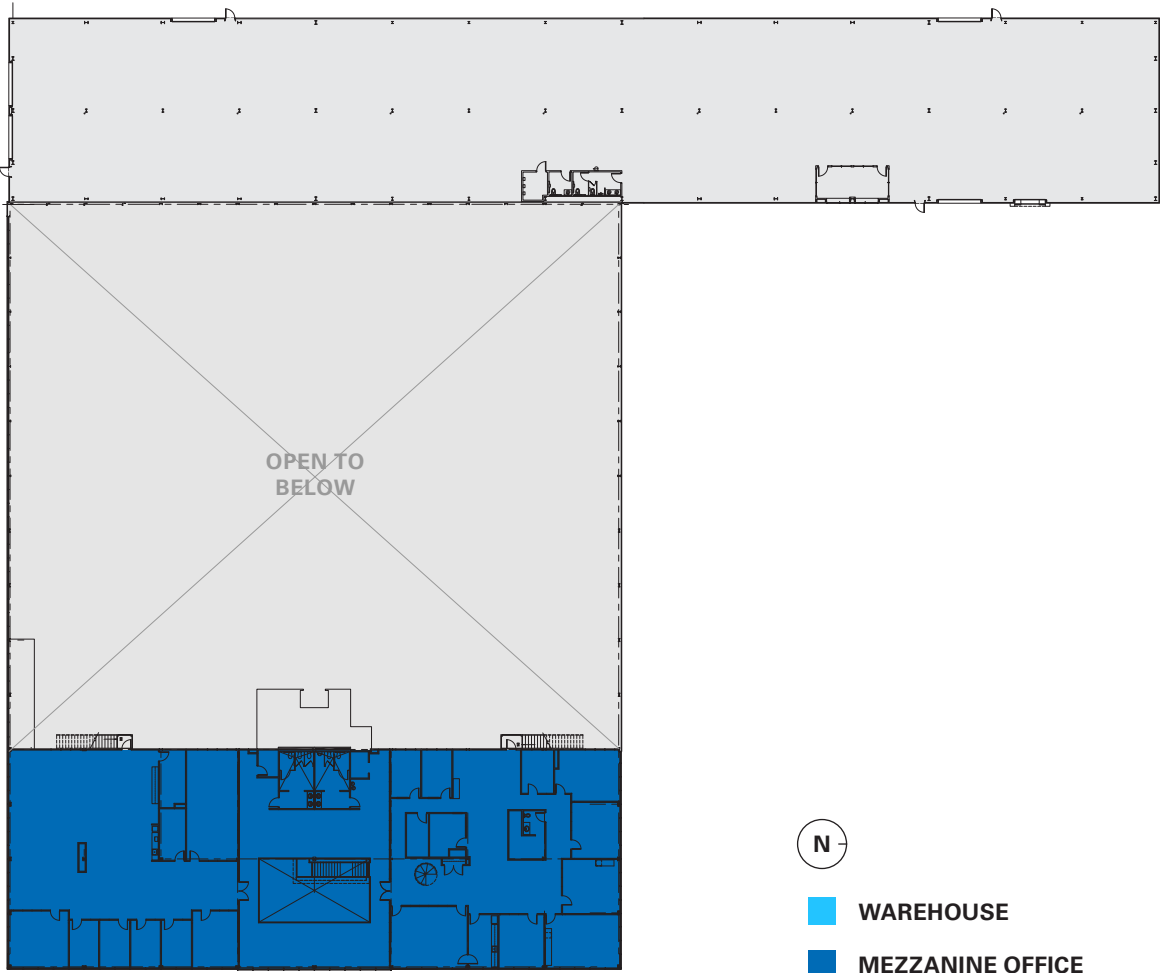


Floor Plans

GROUND FLOOR



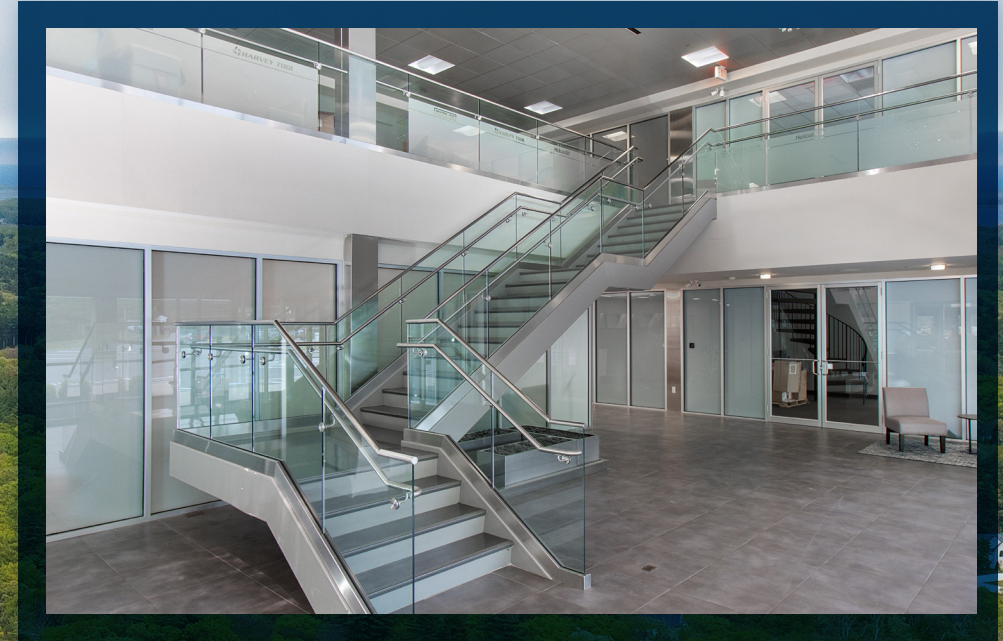
MEZZANINE FLOOR



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- WAREHOUSE
- MEZZANINE OFFICE

Property Highlights



BEST-IN-CLASS CONSTRUCTION

UP TO 86,703 SF

RARE HIGH-BAY FLEX SPACE

Location & Access



DRIVE TIMES

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

428 NEWBURYPORT TURNPIKE ROWLEY, MA



CHERRY HILL PARK DANVERS, MA



NEWBURYPORT INDUSTRIAL PARK NEWBURYPORT, MA



CENTENNIAL PARK PEABODY, MA



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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.