

As the exclusive agent,
Nordlund Associates, Inc. is
pleased to present:

69 Parker Street

Newburyport, MA

69 Parker Street, Newburyport features an attractive front reception area; 8 Private offices; open workstation areas; conference room; kitchenette; bathroom with shower; 18' Clear Height in the warehouse/production area with (1) tail board loading dock. Located directly across from the Newburyport Rail Trail; steps to MBTA Commuter Rail Station and Route 1 Traffic Circle.



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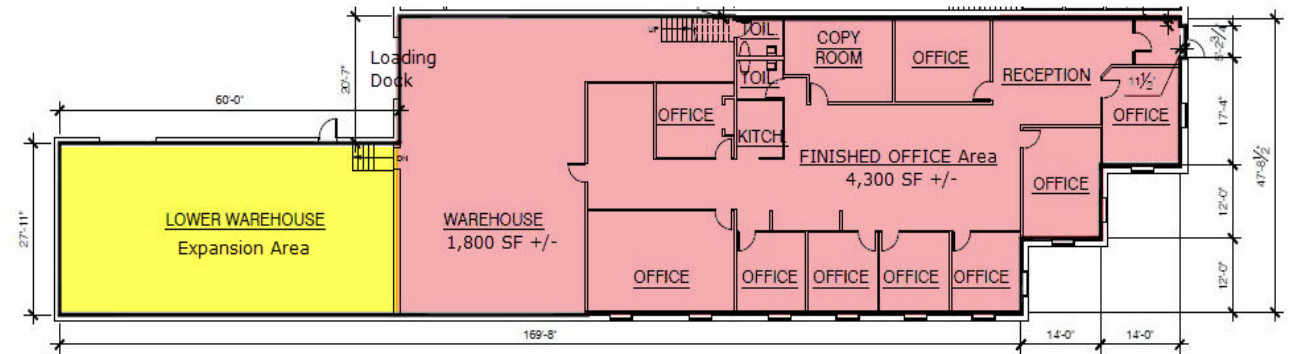


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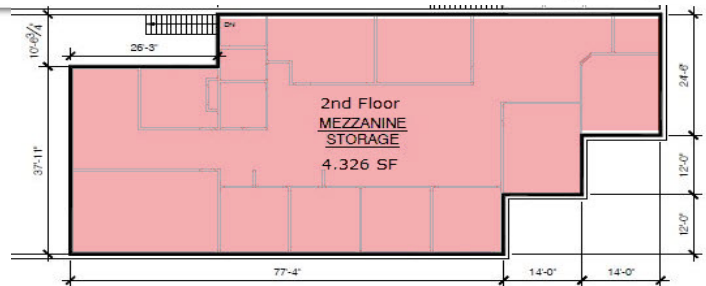
Commercial Real Estate Advisory Services

FLOOR PLANS

FIRST LEVEL



SECOND LEVEL



ABOUT THE PROPERTY

6,100 SF +/- of first floor office and warehouse/production space plus 4,300 SF +/- of second floor mezzanine for additional storage or other use. 4,300 SF of existing professional office space currently used as corporate headquarters for Castagna Construction Corporation.

69 PARKER STREET

- **Total Space: 10,400 SF +/- (including second floor mezzanine/storage area)**
 - 6,100 SF +/- Building Footprint consisting of:
 - 4,300 SF Office + 1,800 SF Warehouse/Production area
 - 4,300 SF +/- Second Floor Mezzanine
- **Year Built:** 1999
- **Zoning:** Light Industrial
- **Loading:** 1 Tailboard Loading Dock
- **Utilities:** Municipal Water & Sewer, Natural Gas
- **Heating:** Full HVAC in Office Areas

• NNN EXPENSES

CAM: \$ 1,633 / Month **RE TAXES:** \$ 780 / Month

FOR LEASE
\$ 7,500 Month NNN



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PROPERTY PHOTOS



The information provided 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.

For More Info:

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