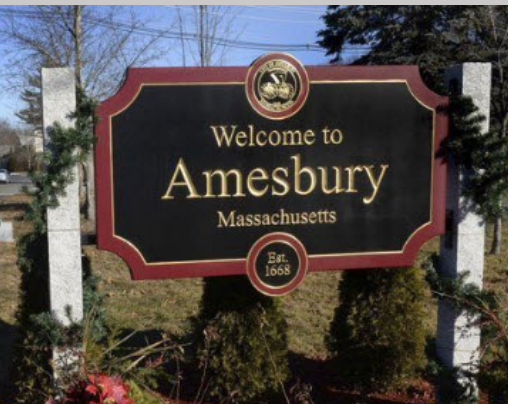


WATER STREET COMMERCE CENTER

34-40 WATER STREET, AMESBURY, MA

FOR SALE
Flex/Industrial Condos
9,500–82,480 SF +/-

The Water Street Commerce Center is strategically located close to major highways (both I-95 and I-495 within 1.5 miles) and walking distance to historic downtown Amesbury. The former Bartley Machine campus is being subdivided into individual commercial/industrial condominiums and sold with each unit featuring various sizes and specifications.



Anthony Triglione
atriglione@nordlundassociates.com
office 978-762-0500 x 101 mobile 508-783-6705

www.NordlundAssociates.com
199 Rosewood Drive, Suite 150 • Danvers, Massachusetts 01923
Fax 978-762-0505



NORDLUND ASSOCIATES
Commercial Real Estate Advisory Services



ABOUT THE PROPERTY

Water Street Commerce Center is the former Bartley Machine campus and home to Amesbury's previous largest employer. Condo units consist of various individual building size, type, age, and other specifications and are priced accordingly. Additional options are available for buyers be interested in modernization of building(s) including exterior facades. Ask for more details. Come tour these cost-effective options in today's highly competitive commercial/industrial market.

UNITS FOR SALE

- Close to I-95/495 Interchange and Southern New Hampshire
- Free-standing and Contiguous Buildings / Condo Units
- Manufacturing / Flex Space / Warehouse
- Located on Riverwalk Trail near Historic Downtown Amesbury
- Purchase Prices Range from \$ 55–70 PSF

Disclaimer:

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 their satisfaction the suitability of the property for their needs.

38 Water Street



WATER STREET COMMERCE CENTER

34-40 WATER STREET, AMESBURY, MA

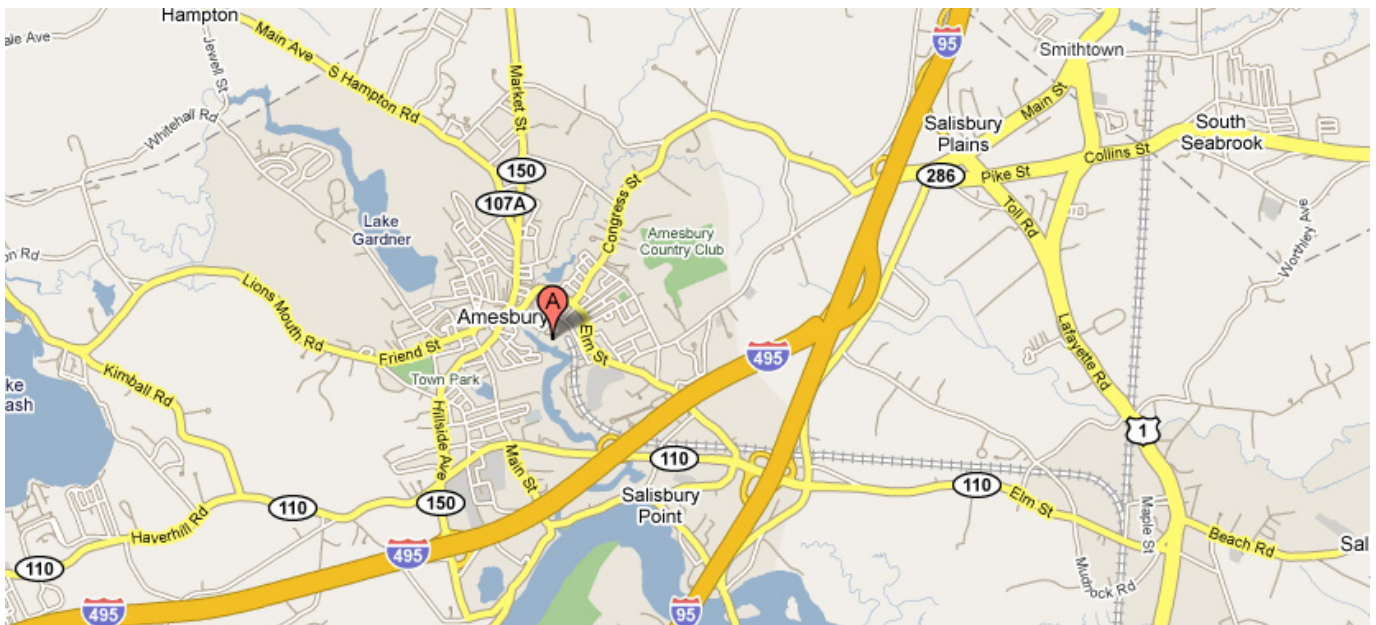
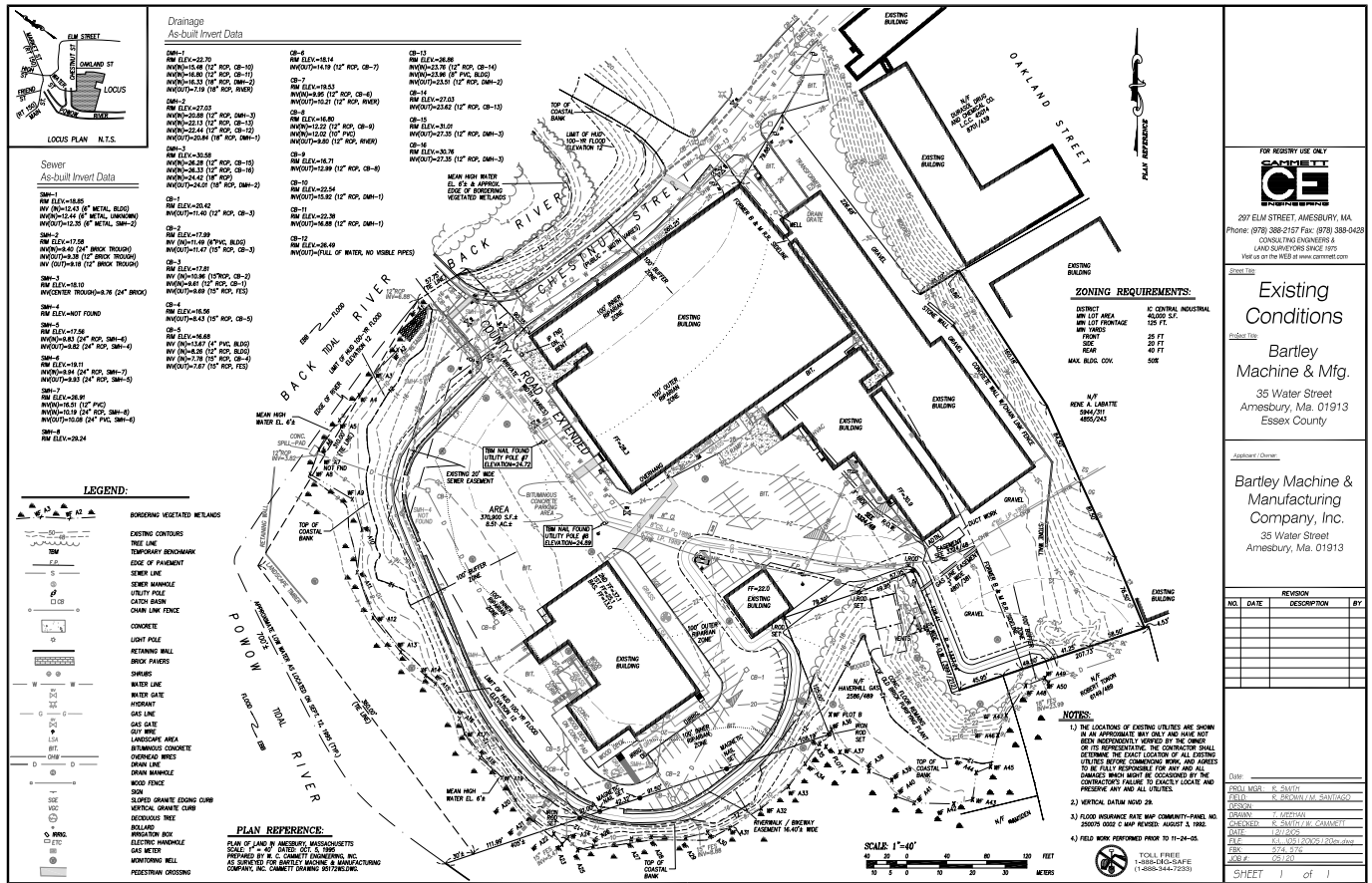


PROPERTY/UNIT SPECIFICATIONS

	Unit 2	Unit 3	Unit 4 A Quonset Bldg	Unit 4 B ** Quonset Bldg	Unit 5 **
Square Feet	11,660 +/-	28,000 +/-	9,080 +/-	7,440 +/-	26,300 +/-
Ceiling Height	12- 21'	12'6" - 20'	13-17'	13-17'	10'6"-21'
Loading	2 @ Dock Ht 1 @ Grade	2 @ Dock Ht	Common Dock 2 @ Dock Ht 1 @ Grade	Common Dock 2 @ Dock Ht 1 @ Grade	1 @ Dock Ht 1 @ Grade
Electricity	3 Phase	Heavy power 480/208/110V	tbd 480/208/110V	tbd 480/208/110V	tbd 480/240/110V
Water/Sewer	Municipal	Municipal	Municipal	Municipal	Municipal
HVAC	Natural Gas Unit Heaters	Natural Gas Unit Heaters	Natural Gas Unit Heaters	Natural Gas Unit Heaters	Natural Gas Unit Heaters
Fire Suppression	Yes / Wet	Yes / Wet	Yes / Wet	Yes / Wet	Yes / Wet
Roof	Membrane	Metal	Metal	Metal	Membrane
Year Built		1950 +/-	1950 +/-	1950 +/-	1989/1890
Zoning	IC	IC	IC	IC	IC
Pricing *	\$ 785,000	\$ 1,680,000	\$ 499,000	\$410,000	\$ 1,575,000

*Price for individual units includes a fully subdivided building space including fire rated demising walls (if required), separate utilities, and private bathrooms. Potential discount available for purchase of multiple units.

** Unit 4 B and Unit 5 are currently leased. Lease terms and details available upon request.



For more information in regards to this project contact Nordlund Associates Inc.

Anthony Triglione

atriglione@nordlundassociates.com

office 978-762-0500 x 101 mobile 508-783-6705

www.NordlundAssociates.com

199 Rosewood Drive, Suite 150 • Danvers Massachusetts 01923



NORDLUND ASSOCIATES

Commercial Real Estate Advisory Services