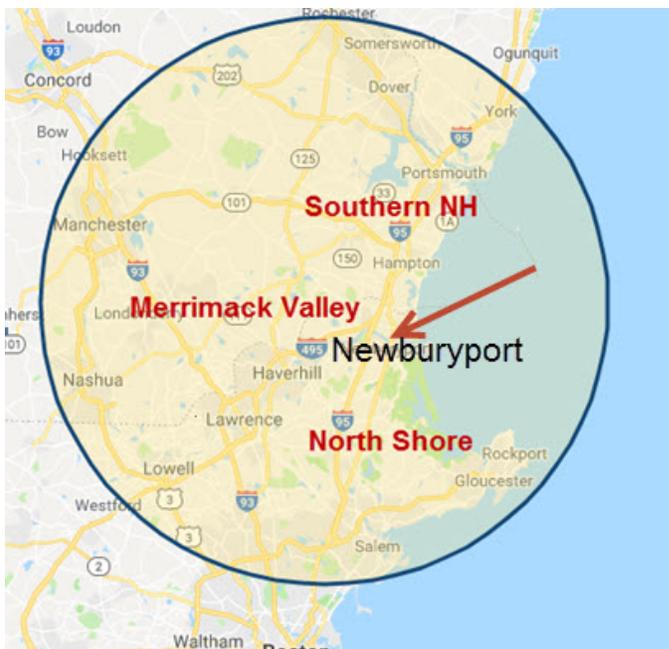


12 Mulliken Way
NEWBURYPORT, MA

FOR SALE
\$ 1,375,000



As the exclusive marketing agent for the owner, Nordlund Associates is pleased to offer for sale 12 Mulliken Way, Newburyport, MA.



For More Information:

Anthony Triglione

atriglione@nordlundassociates.com

(O) 978-762-0500 x 101

(C) 508-783-6705



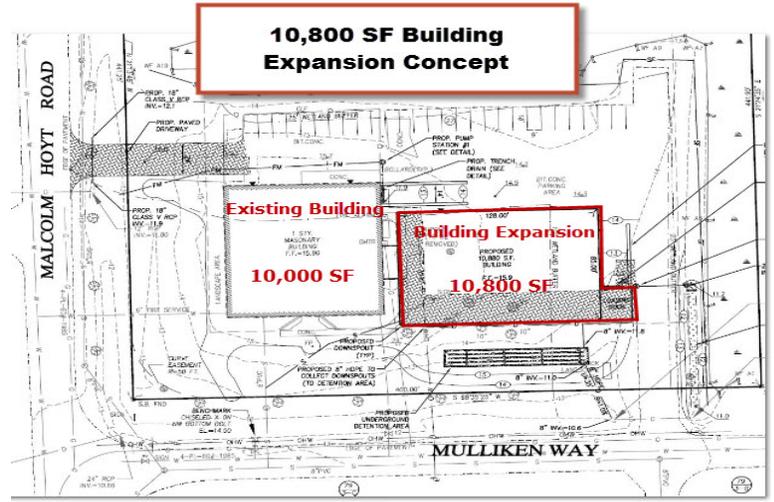
NORDLUND ASSOCIATES

Commercial Real Estate Advisory Services

www.NordlundAssociates.com

199 Rosewood Drive, Suite 150

Danvers, Massachusetts 01923



12 Mulliken Way

Building Specifications

Total Building Area:	10,000 SF Existing (100'x100') + Expansion Potential (see above)
Existing Office/Buildout:	1,000 SF +/- (incl small office, new bathrooms, break room)
Mfg/R&D/Assembly/Whse Area:	9,000 SF +/-
Land Area:	4.05 Acres
Fire Protection:	Sprinkler & Fire Alarm
HVAC:	HVAC throughout Natural Gas (National Grid)
Ceiling Height:	14' +/- Average
Construction:	Steel Frame
Electric:	3 Phase (400 amp/110/208volt)
Floors:	Poured Concrete (\$ 50,000 spent on resurfacing in 2016)
Roof:	Metal
Water/Sewer:	Municipal Water/Municipal Sewer
Loading:	(1) – Tailboard Loading Dock (1) Grade Level OH Door
Year Built:	1983 (\$ 300,000+ Bldg. Improvements in 2016 - see list)
Zoning:	I 1
RE Taxes:	\$ 11,183 / Year (FY 2019)

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 your satisfaction the suitability of the property for your needs.

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