



The image is an aerial photograph of an industrial or construction site. In the center is a large, long, white warehouse-like building with a corrugated metal roof and several large open bay doors. To the left of this building is a parking lot filled with various vehicles, including yellow construction trucks, a white delivery van, and several cars. To the right of the main building is a large area of dirt and gravel, with some construction materials and equipment scattered around. In the background, there are other industrial buildings, including a large green one, and some trees. The overall scene suggests a busy industrial or construction area.

Five Mark  
Realty Group LLC

# 128 Newbury Street A, Peabody MA

Offering Memorandum

EXCLUSIVELY LISTED BY:

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# OFFERING HIGHLIGHTS

LEASE RATE

UPON REQUEST

BUILDING 1 SIZE

24,000 SF

BUILDING 2 SIZE

15,000 SF

|                              |                          |
|------------------------------|--------------------------|
|                              |                          |
| Year Built                   | 2026                     |
| Drive-in Doors               | 14' x 14'                |
| Clear Height                 | 25'                      |
| On Site Parking Spaces       | 2 Dedicated spaces/ unit |
| HVAC                         | Modine Heaters / No AC   |
| Zoning                       | BR1                      |
| Lease Type                   | Gross                    |
| Unit Dimensions:             |                          |
| Depth                        | 50'                      |
| Width                        | 30'                      |
| Mezzanine                    | Optional                 |
| Separately Metered Utilities | Gas, Electric, Water     |
| Video Surveillance           |                          |
|                              |                          |

# LOCATION HIGHLIGHTS



128 Newbury Street A  
Peabody, MA



175,000  
Estimated 5-Mile Population



\$93,465  
Estimated Average Household Income



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## PROPERTY DETAILS

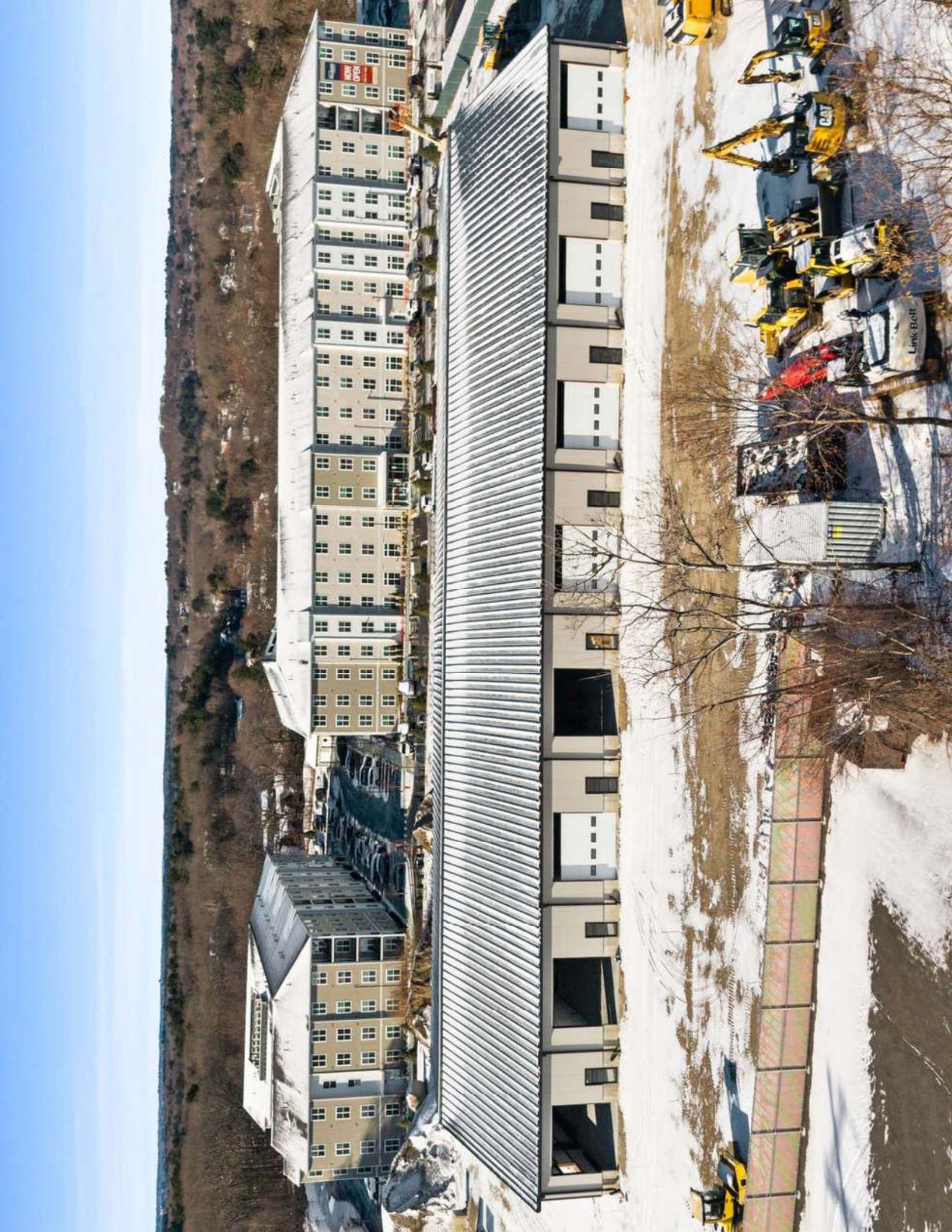
Now available for lease, this 24,000 SF commercial building is currently being divided into sixteen (16) 1,500 SF industrial bays, ideal for contractors, trades, and light industrial users. Each unit features a 14' x 14' overhead drive-in door, providing excellent access for vehicles, equipment, and materials.

Each bay includes two dedicated parking spaces, with additional on-site visitor parking available. Ownership is open to combining multiple units for tenants requiring larger contiguous space, offering flexibility to accommodate a wide range of operational needs.

The 24,000 SF building is expected to be completed by March / April 2026. In addition, a second industrial building totaling approximately 15,000 SF is planned for delivery in Early Summer 2026, providing future expansion opportunities within the same site.

The property is strategically located directly off Route 1 southbound, offering excellent accessibility to Route 128, I-95, and the greater North Shore market. A rare opportunity to secure new-construction, flexible industrial space in a prime Peabody location.





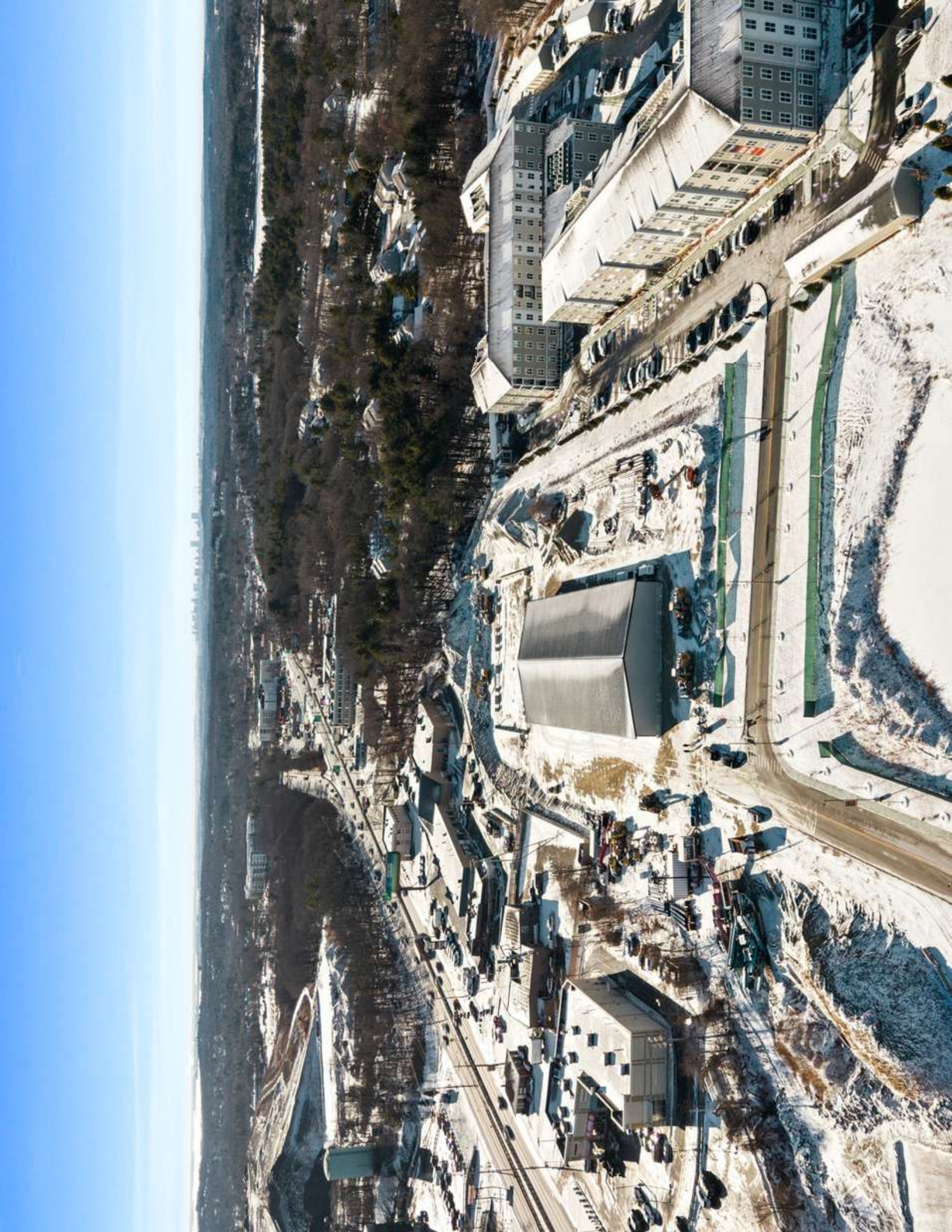












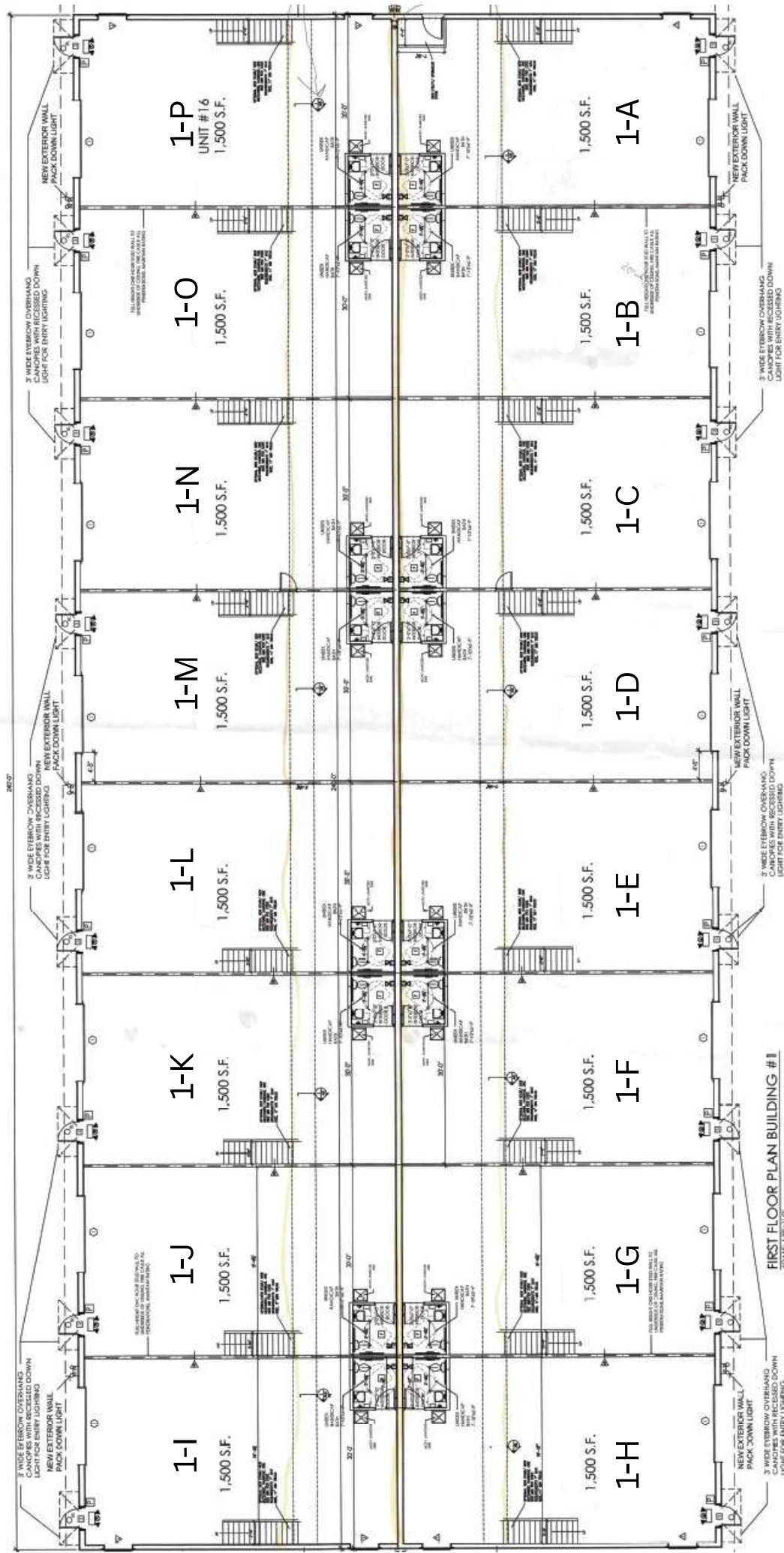












FIRST FLOOR PLAN BUILDING #1  
SCALE 1/8" = 1'-0"