

# FOR LEASE

## Industrial/Flex Space

13,100± SF | \$7.00/SF NNN

Newhope  
Community Church



## 35 Sullivan Street, Berwick

### Property Highlights

- *Building to be finished to Tenant's specifications*
- *Vacant lot across Jordan Street to be converted to parking lot for the property*
- *Located in close proximity to the Edge of Berwick Development consisting of 200 rental units and 100,000± SF of commercial space*

### Property Description

We are pleased to offer 13,100± SF of flex space to be upgraded by the current owner. Clear span construction allows for a variety of uses.



### Broker Contact

Chris Craig

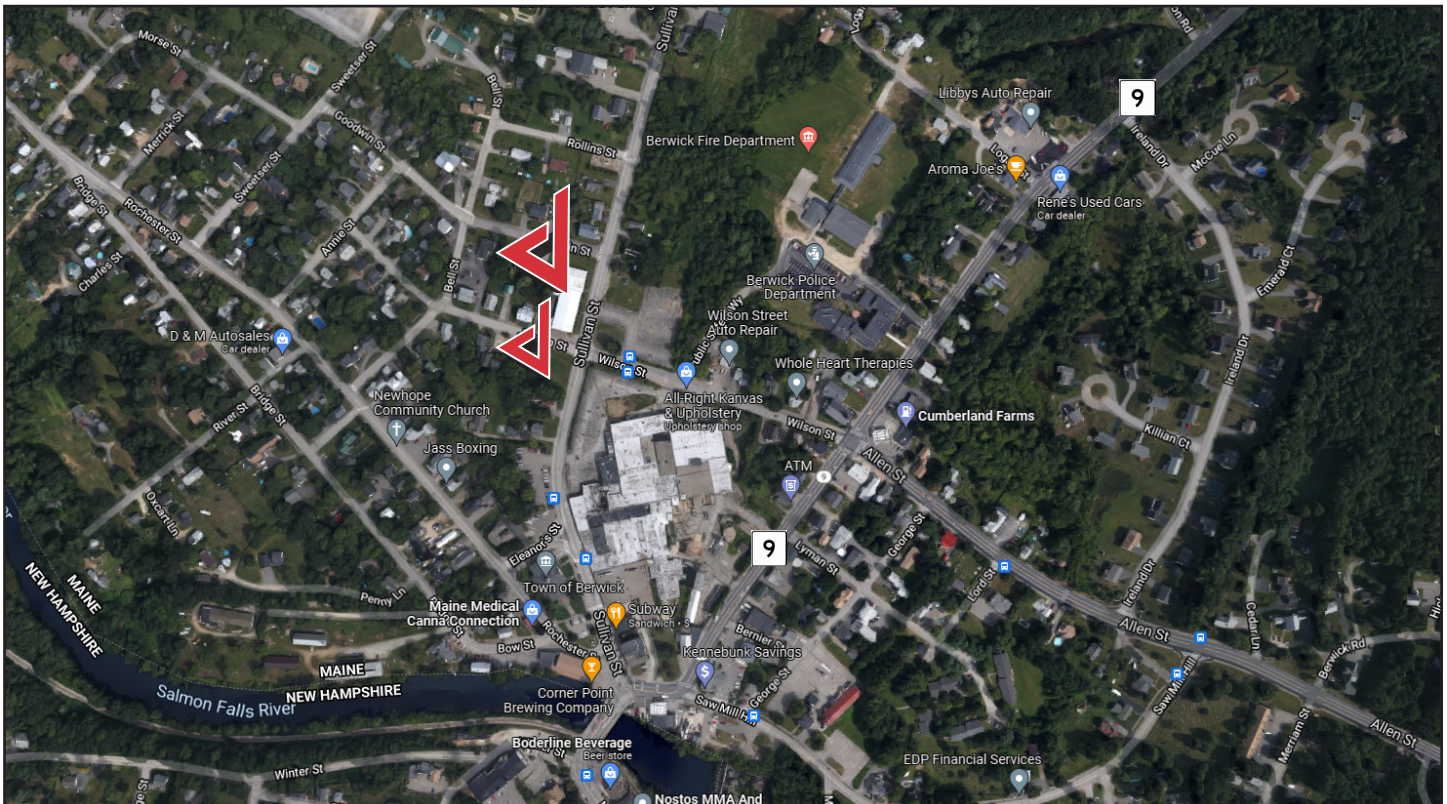
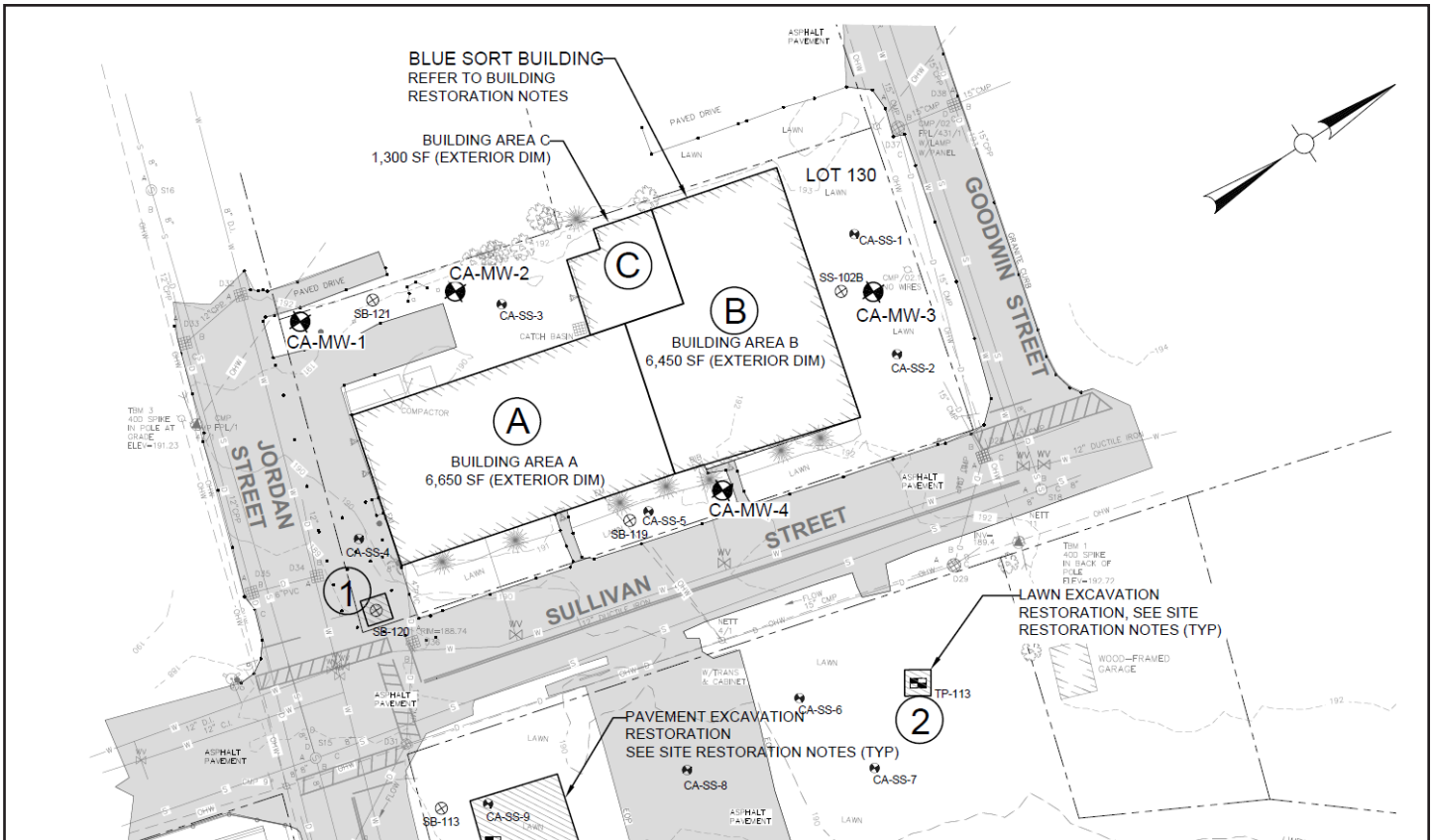
chris@dunhamgroup.com

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## Property Overview

Owner	20 Sullivan Street, LLC
Building Size	13,100± SF
Lot Size	0.68± acres
Available Space	13,100± SF
Space Breakdown	6,650± SF of 14'± clear height open space with 6,450± SF of 18'± clear height open space 1,300± SF of dock space is attached
Office Space	500± SF
Zoning	V/C - Village overlay district
Assessor's Reference	Map U4, Lot 130
Deed Reference	Book 18715, Page 875
Annual Taxes	\$5,708.00 (FY '21- '22)
Year Built	1974
Building Construction	Metal
Roof	Metal
Siding	Pre-finished metal
Flooring	Concrete slab
Utilities	City water and sewer
Loading Docks	Two (2)
Drive-in OHDs	Two (2) - One (1) 14' x 12'   One (1) 5' x 9'
HVAC	Oil fired unit heaters
Electrical	3-phase, 400 amp service
Lighting	LED to be installed
Sprinkler System	Yes - wet system
Bathrooms	Two (2)
Parking	Unfinished lot across Jordan Street to be converted to parking

**FOR LEASE : \$7.00/SF NNN**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.