



Nordlund Associates, Inc.



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**1 Kondelin Rd**

Gloucester, MA 01930 · Industrial For Lease

**\$6.95 /SF/Yr**



# Industrial Property For Lease

Rental Rate	\$6.95 /SF/Yr	Rentable Building Area	87,232 SF
Property Type	Industrial	Cross Streets	Magnolia Ave
Property Sub-type	Manufacturing <a href="#">More...</a>		
Listing ID: 9176992	Date Created: 06/28/2018	Last Updated:	

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## 3 Spaces Available

### 1st Floor Ste 1

Rental Rate	Not Disclosed	Lease Term	Negotiable
Service Type	Negotiable	Date Available	120 Days
Space Available	3,000 SF	Floor	1st Floor
Space Type	Relet	Space Use	Industrial

1 Kondelin Road - PHASE 2 - New Facility Under Construction - Flex/ Industrial/ Contractor PHASE 2 will be constructed on the campus of the former ITT/Rule Industries facility which has recently been converted to a multi-tenant commercial/industrial facility. Permits have just been obtained and construction is scheduled for mid/late 2018. This is a 24/7 Industrial Park location with flexible zoning to allow for many industrial uses - including contractors, manufacturing, warehouse, and more. Each lease area unit (ranging from 3,000 - 13,000 SF) will feature 24' clear ceiling height; custom office buildout (upon request), and overhead loading doors. Building has been designed in order to be easily subdivided to meet future tenant's specific space requirements. Extremely competitive rates available based on Landlord's low basis in the property. Ask for a detailed proposal today to see for yourself. Located within 3 miles of I-128 in the Cape Ann Industrial Park, Gloucester, MA.

### 1st Floor

Rental Rate	\$6.95 /SF/Yr	Lease Term	Negotiable
Service Type	Triple Net	Date Available	120 Days
Space Available	13,000 SF	Floor	1st Floor
Space Type	Relet	Space Use	Industrial

### 1st Floor

Rental Rate	Not Disclosed	Date Available	120 Days
Service Type	Negotiable	Drive In Bay Count	1
Space Available	2,995 SF	Floor	1st Floor
Space Type	Relet	Space Use	Industrial
Lease Term	Negotiable		

# Description

1 Kondelin Road - PHASE 2 - New Facility Under Construction - Flex/ Industrial/ Contractor

PHASE 2 will be constructed on the campus of the former ITT/Rule Industries facility which has recently been converted to a multi-tenant commercial/industrial facility. Permits have just been obtained and construction is scheduled for mid/late 2018. This is a 24/7 Industrial Park location with flexible zoning to allow for many industrial uses - including contractors, manufacturing, warehouse, and more. Each lease area unit (ranging from 3,000 - 13,000 SF) will feature 24' clear ceiling height; custom office buildout (upon request), and overhead loading doors. Building has been designed in order to be easily subdivided to meet future tenant's specific space requirements. Extremely competitive rates available based on Landlord's low basis in the property. Ask for a detailed proposal today to see for yourself.

Located within 3 miles of I-128 in the Cape Ann Industrial Park, Gloucester, MA.

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## Highlights

- ble Floorplans, Office Space to suit Tenant requirements
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## Amenities

Property Manager on Site

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## Utilities

- Water - City Water
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# Public Transportation

Commuter Rail	Drive	Distance
West Gloucester Commuter Rail (Newburyport/Rockport Line)	5 min	1.5 mi
Manchester Commuter Rail (Newburyport/Rockport Line)	11 min	4.6 mi

Airport	Drive	Distance
Logan International Airport	51 min	33.5 mi

## Map of 1 Kondelin Rd Gloucester, MA 01930

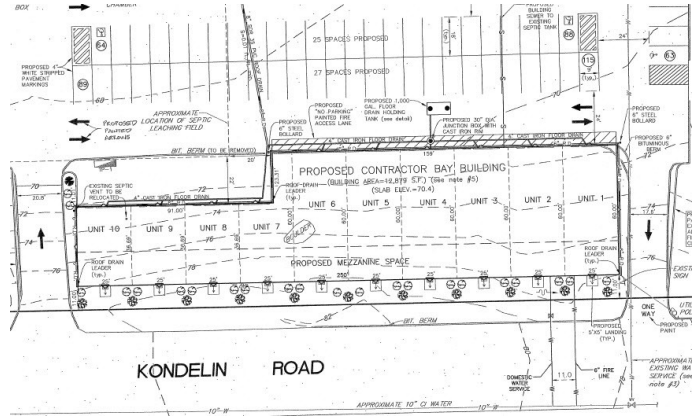


# Additional Photos

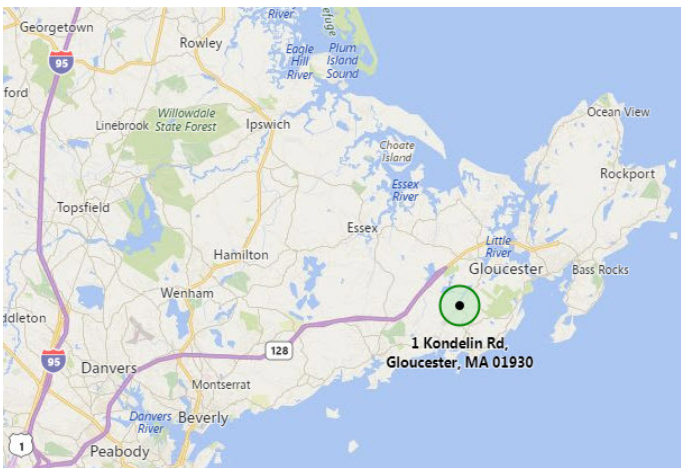


Sample Office Space for New Tenant

Sky View new building 2018



Site Plan for New Building



Location Map, 1 Kondelin Road