

Ward Hill Business Park Condominium

65 Avco Rd , Haverhill, MA 01835



Listing ID: 30871777
Status: Active
Property Type: Industrial For Lease
Industrial Type: Flex Space, Industrial-Business Park
Contiguous Space: 3,240 SF
Total Available: 3,240 SF
Lease Rate: \$3,375 (Monthly)
Unit Price: \$12.50 PSF (Annual)
Base Monthly Rent: \$3,375
Lease Type: NNN
Loading: 1 Dock
Ceiling: 17 ft.
Office SF: 1,000 SF



Overview/Comments

Price reduced to \$12.50 SF NNN!

Strategically located 3,240 SF business condo located with 5 minutes of I-495. The unit features a Dock, 17' Ceiling Height, 20% open office, (recently painted and carpeted).

The complex is well maintained and has a new roof.

Note: All new Tenants are subject to the approval of the Board of Trustees.

More Information Online

<https://www.newenglandcommercialproperty.com/listing/30871777>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: City Of Haverhill
Tax ID/APN: 764-1-3
Industrial Type: Flex Space, Industrial-Business Park, Manufacturing, Light Industrial, Office Showroom, Warehouse/Distribution
Zoning: IND PARK

Building Name: 65 Avco Rd
Gross Building Area: 3,240 SF
Building/Unit Size (RSF): 3,240 SF
Usable Size (USF): 3,240 SF
Land Area: 10 Acres

Available Space

Suite/Unit Number: L
Suite Floor/Level: 1st
Space Available: 3,240 SF
Minimum Divisible: 3,240 SF
Maximum Contiguous: 3,240 SF
Space Subcategory 1: Industrial-Business Park
Space Subcategory 2: Warehouse/Distribution
Space Description: Excellent space with approximately 1,000 SF of Office and Ceiling Height in the Warehouse of 17' Clear with a Dock.
Space Type: Relet
Date Available: 08/01/2024

Lease Rate: \$3,375 (Monthly)
Lease Type: NNN
Real Estate Taxes: \$532 PSF (Annual)
CAM Expenses: \$425 PSF (Annual)
Conference Rooms: 1
Offices: 300
Office SF: 1,000 SF
Parking Spaces: 3
Loading Docks: 1
Drive In Bays: 0
Clear Height: 17

Area & Location

Property Located Between: Avco Road and Rogers Roads
Highway Access: The facility is 5 minutes from I-495 via the Ward Hill Connector.

Airports: Logan, Manchester are 30 to 50 minutes away, Lawrence is only 15 away!
Site Description: Attractive business park, nicely landscaped and well maintained.

Area Description The facility is located in Ward Hill Park East with many neighbors such as Cabot, Cedars, Whittier Rehab Hospital and many other businesses.

Building Related

Tenancy:	Multiple Tenants	Total Parking Spaces:	75
Total Number of Buildings:	2	Column Spacing:	0
Number of Stories:	1	Passenger Elevators:	0
Office Space SF:	1,000 SF	Freight Elevators:	0
Property Condition:	Excellent	Sprinklers:	Wet
Year Built:	1986	Amps:	200
Year Renovated:	2022	Volts:	220
Roof Type:	Flat	X-Phase:	1
Construction/Siding:	Concrete - Tilt up	Heat Type:	Natural Gas, Space Heaters
Exterior Description:	The exterior is painted masonry construction, large windows in the front glass doors with attractive mature plantings.	Heat Source:	Central, Wall Units
		Air Conditioning:	Package Unit
		Lighting:	LED
Parking Type:	Surface	Internet Access:	Fiber Optic
Parking Description:	The are 3 reserved spaces at front door with additional spaces available..		

Interior Description Attactriace wide open with space with one private office. The offices were freshly painted and carpeted in the last year. There are 2 handicap bathrooms.

Land Related

Lot Frontage:	600	Sewer Type:	Municipal
Lot Depth:	1200	Easements:	Utilities
Water Service:	Municipal		

Zoning Description Industrial Park- allows many types of business, including, light manufacturing, professional, warehousing, research, and Medical.

Location

Address:	65 Avco Rd , Haverhill, MA 01835	MSA:	Boston-Cambridge-Newton
County:	Essex	Submarket:	Merrimack Valley



Property Images



Unit L Exterior



Offices Area



Dock with Rear Parking for up 3 Trucks



Office-Showroom



Truck access



Rear Private Office



Warehouse-



Dock-Warehouse

Property Contacts



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