

19 105 Ward Hill Ave - Ward Hill Industrial Park

Haverhill, MA 01835 - Lawrence/Andover Ind Submarket
 40,000 SF Class B Warehouse Building Built in 1979
 Property is for sale at \$2,150,000 (\$53.75/SF)



Investment Information

Sale Price: **\$2,150,000**
 Price/SF: **\$53.75**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment**

Days On Market: **876**

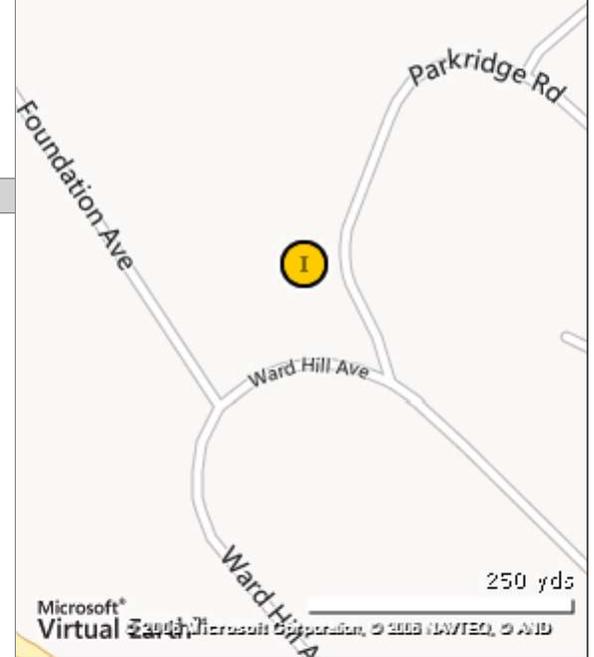
Investment Notes

Industrial flex property located adjacent to Interstate Route 495 in the Ward Hill Business Park. The building is about 20% office and 80% industrial flex space. It is 100% air conditioned. Clear height ranges for 16 to 24 feet, there are 4 loading docks. Over 95 parking space and excellent access.

Lot Size: 2.56 Acres
 Type: Commercial for Sale
 Floors: Single Story
 Square Feet: 37,340
 Year Built: 1979-2001

Building Information

Bldg Type: Warehouse	RBA: 40,000 SF
Bldg Status: Built 1979	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: IP, Haverhill
Bldg Vacant: 0 SF	Stories: 1
Warehouse Avail: 0 SF	Building: 0.46
Office Avail: 0 SF	CAM: -
Max Contig: 0 SF	Land Area: 2 AC
	Smallest Space: 0 SF
Ceiling Height: 24'0"	Crane: None
Column Spacing: -	Loading Docks: 5 ext (bldg. total)
Const Mat: Steel	Drive Ins: None
Rail Spots: None	Rail Line: None
Power: 100a 3p	Cross Docks: No
Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City	Levelators: -
Features: Corner Lot	Sprinklers: Dry
Parcel Number: HAVE-000763-000001-000004B	



Parking: **20 Surface Spaces are available; Ratio of 3.30/1,000 SF**