

18 73 Ward Hill Ave

Haverhill, MA 01835 - Lawrence/Andover Ind Submarket
 17,876 SF Class B Warehouse Building Built in 1984
 Property is for sale at \$1,600,000 (\$89.51/SF)

Investment Information

Sale Price: **\$1,600,000**
 Price/SF: **\$89.51**
 Cap Rate: -

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

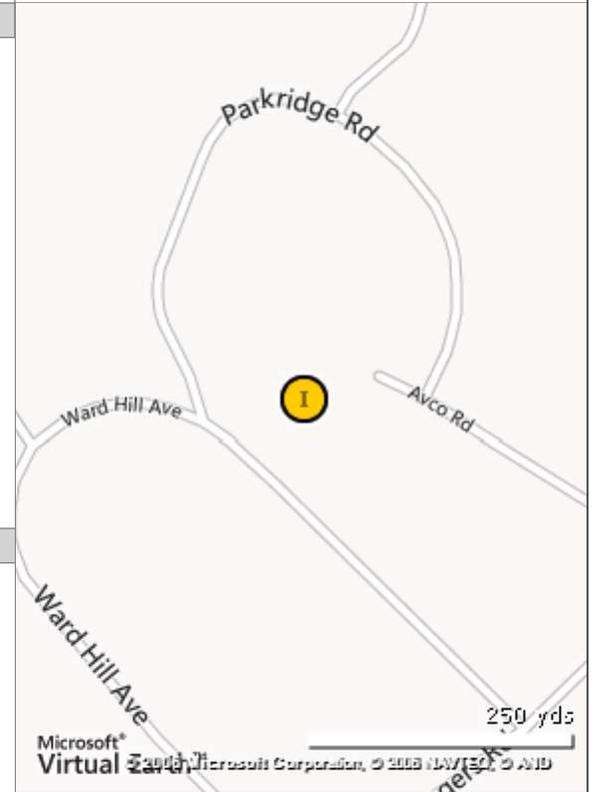
Days On Market: **114**



Investment Notes

17,876Sq ft industrial building
 2 dock height loading docs with insulation and dock leveler
 3 man doors
 Upstairs: Fully carpeted. 2 offices, 2 bathrooms (one with shower), kitchen conference area
 Downstairs: 2 Offices, Kitchen/Breakroom, 2 bathrooms. Parts Room, Main warehouse.
 Motion Activated High Efficiency Warehouse Lighting
 High Efficiency HVAC for office areas
 Heated Warehouse area
 Tilt Up Construction Concrete Building.
 Separate address and entry for Shipping/Receiving on Avco Road
 Wardhill Business Park, Haverhill, MA 01835

Highlights
 Upstairs: Fully carpeted. 2 offices, 2 bathrooms (one with shower), kitchen conference area



Building Information

Bldg Type: Warehouse	RBA: 17,876 SF
Bldg Status: Built 1984	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: -
Stories: 2	Owner Type: -
Bldg Vacant: 0 SF	Building 0.26
Warehouse Avail: 0 SF	CAM: -
Office Avail: 0 SF	Land Area: 1.57 AC
Max Contig: 0 SF	Smallest Space: 0 SF
	Owner Occupied: No
	Tenancy: Single Tenant
	Lot Dimensions: -

Ceiling Height:	-	Crane:	None	Cross Docks:	No
Column Spacing:	-	Loading Docks:	2 ext (bldg. total)	Levelators:	None
Const Mat:	Masonry	Drive Ins:	None	Sprinklers:	Yes
Rail Spots:	None	Rail Line:	None		

Parcel Number: **HAVE-000763-000001-000004C**

Parking: **40 free Surface Spaces are available; Ratio of 1.72/1,000 SF**