

# 1001 Hilldale Ave - Bldg.#1



Location: **Bldg.#1**  
**Route 495 North East Ind Cluster**  
**Lawrence/Andover Ind Submarket**  
**Essex County**  
**Haverhill, MA 01832**

Building Type: **Class B Warehouse**  
 Status: **Built Sep 2008**  
 Tenancy: **Multiple Tenant**

Land Area: **9.29 AC**  
 Stories: **1**  
 RBA: **45,546 SF**

Management: -  
 Recorded Owner: **Wbc Extrusion Prod Inc**

Total Avail: **43,796 SF**  
 % Leased: **3.8%**

Ceiling Height: **18'0"-26'0"**  
 Column Spacing: -  
 Drive Ins: **26 - 12'0" w x 14'0" h**  
 Loading Docks: **None**  
 Power: -

Crane: -  
 Rail Line: **None**  
 Cross Docks: -  
 Const Mat: **Steel**  
 Utilities: -

Expenses: **2011 Tax @ \$0.84/sf; 2011 Est Ops @ \$0.66/sf**  
 Parcel Number: **HAVE-000585-000430-000002**  
 Parking: **20 free Surface Spaces are available; Ratio of 2.33/1,000 SF**

| Floor | SF Avail   | Bldg Contig | Price | Rent/SF/Yr + Svs   | Occupancy | Term       | Use/Type |
|-------|------------|-------------|-------|--------------------|-----------|------------|----------|
| P 1st | 35,046 div | 35,046      | No    | \$6.00-\$10.00/nnn | Vacant    | Negotiable | New      |
| P 1st | 1,750      | 1,750       | No    | \$9.60/mg          | Vacant    | Negotiable | Direct   |
| P 1st | 1,750      | 1,750       | No    | \$9.60/mg          | Vacant    | Negotiable | Direct   |
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