

# 159-181 Ferry Rd - Rydan Park



Location: **Route 495 North East Ind Cluster  
Lawrence/Andover Ind Submarket  
Essex County  
Haverhill, MA 01835**

Building Type: **Class B Warehouse**

Status: **Built 1987**  
Tenancy: **Multiple Tenant**

Land Area: **6.60 AC**  
Stories: **1**  
RBA: **90,000 SF**

Total Avail: **6,660 SF**  
% Leased: **92.6%**

Management: -  
Recorded Owner: **Scott Construction Co., Inc.**

Crane: -  
Rail Line: **None**  
Cross Docks: -  
Const Mat: **Reinforced Concrete**  
Utilities: **Gas - Natural, Heating - Gas, Sewer - City,  
Water - City**

Ceiling Height: **34'0"**  
Column Spacing: -  
Drive Ins: **6 - 10'0"w x 12'0"h**  
Loading Docks: **8 ext**  
Power: **Heavy**

Expenses: **2010 Est Tax @ \$0.19/sf; 2010 Est Ops @ \$0.12/sf**  
Parcel Number: **HAVE-000754-000001-000018**  
Parking: **Free Surface Spaces**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 175	6,660	6,660	\$6.00/nnn	Vacant	Negotiable	Direct