

179 Ward Hill Ave - Ward Hill Industrial Park



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

Building Type: **Class C Manufacturing**

Status: **Built 1987**

Tenancy: **Multiple Tenant**

Land Area: **5.68 AC**

Stories: **1**

RBA: **88,000 SF**

Total Avail: **49,600 SF**

% Leased: **87.5%**

Management: -
Recorded Owner: **Evans Enterprises**

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

Ceiling Height: **13'0"-25'0"**
Column Spacing: **25'w x 40'd**
Drive Ins: **1**
Loading Docks: **10 ext**
Power: **200a/120-208v 3p/3w**

Expenses: **2013 Tax @ \$0.81/sf, 2012 Est Tax @ \$0.88/sf; 2012 Est Ops @ \$0.69/sf**
Parcel Number: **HAVE-000763-000003-000001AA**
Parking: **Free Surface Spaces**
Amenities: **A/C**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite B	17,600/1,700 ofc	38,600	\$3.95-\$4.50/nnn	60 Days	Negotiable	Direct
P 1st / Suite C	21,000	38,600	\$3.95-\$4.50/nnn	60 Days	Negotiable	Direct
P 1st / Suite D E	11,000/2,000 ofc	11,000	\$4.75/nnn	Vacant	Negotiable	Direct