

200 Ward Hill Ave - Ward Hill Industrial Park



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

Building Type: **Class C Flex/R&D**
Status: **Built 1983**
Tenancy: **Multiple Tenant**

Land Area: **7.70 AC**
Stories: **2**
RBA: **184,000 SF**

Total Avail: **134,000 SF**
% Leased: **100%**

Management: -
Recorded Owner: **Staq II Haverhill LLC**

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

Ceiling Height: **20'0"**
Column Spacing: **30-90'w**
Drive Ins: **9 - 12'0"w x 14'0"h**
Loading Docks: **9 ext**
Power: **4000a/277-480v 3p/4w**

Expenses: **2013 Tax @ \$0.89/sf**
Parcel Number: **HAVE-000763-000002-000002**
Parking: **96 free Surface Spaces are available; Ratio of 0.48/1,000 SF**
Amenities: **A/C, Bio-Tech/ Lab Space, Corner Lot, Partial Stories Exist, Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	15,000	134,000	Withheld	60 Days	Negotiable	Direct
P 1st	95,000	134,000	Withheld	60 Days	Negotiable	Direct
E 2nd	24,000	134,000	Withheld	60 Days	Negotiable	Direct