

225-243 Neck Rd - Ward Hill Industrial Park



Location: **AKA 24 Shelley Rd**
Route 495 North East Ind Cluster
Lawrence/Andover Ind Submarket
Essex County
Haverhill, MA 01835

Building Type: **Class B Warehouse**
 Status: **Built 1965, Renov 1987**
 Tenancy: **Multiple Tenant**

Land Area: **16 AC**
 Stories: **1**
 RBA: **200,000 SF**

Total Avail: **55,500 SF**
 % Leased: **89.0%**

Management: -
 Recorded Owner: **Park Rebecca**

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

Ceiling Height: **12'0"-24'0"**
 Column Spacing: **11'w x 52'd**
 Drive Ins: **1 - 10'0"w x 12'0"h**
 Loading Docks: **7 ext**
 Power: **1600a/480v**

Expenses: **2013 Tax @ \$0.58/sf, 2010 Est Tax @ \$0.50/sf; 2010 Est Ops @ \$1.50/sf**
 Parcel Number: **HAVE-000762-000001-000004**
 Parking: **97 Surface Spaces are available**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 233-C	6,300	22,000	\$5.50/nnn	Vacant	Negotiable	Direct
P 1st / Suite 233-D	15,700 div	22,000	\$5.50/nnn	Vacant	Negotiable	Direct
P 1st / Suite 4	33,500 div	33,500	\$5.50/nnn	30 Days	Negotiable	Direct