

46 OLD FERRY ROAD
METHUEN, MA



High Bay Warehouse/Manufacturing | ±20,000 - 82,560 SF For Lease

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NAI Parsons Commercial
Group Boston

46 OLD FERRY ROAD
METHUEN, MA

SPECIFICATIONS

±20,000 - 82,560 SF Available Now



2024

YEAR BUILT



147,840

SF (SUBDIVIDABLE)



36'

CLEAR
HEIGHT



21

LOADING DOCKS
(EXPANDABLE TO 30)



1

DRIVE-IN
DOOR



150

PARKING
SPACES

CONSTRUCTION

Concrete Tilt-Up

SPRINKLERS

ESFR

LIGHTING

New LED

FLOOR

6" Slab On Grade

COLUMN SPACING

50' x 50'

ROOF

White TPO

POWER

4,000 amps (upgradable to 7,500 amps);
480 v 3-phase

UTILITIES

Water: Town of Methuen
Electric: National Grid
Gas: Eversource

HIGHLIGHTS



147,840 SF of New Construction
±20,000 - 82,560 SF of brand-new industrial space (2024) now available for lease, with flexible subdivision options.



36' Clear Height
Accommodates a wide range of operations, including R&D, light manufacturing, and distribution.



High-Capacity Power
4,000-amp electrical service in place, with upgrade potential up to 7,500 amps.



Dock Expansion Potential
Currently features 21 loading docks, with capacity to expand to 30.



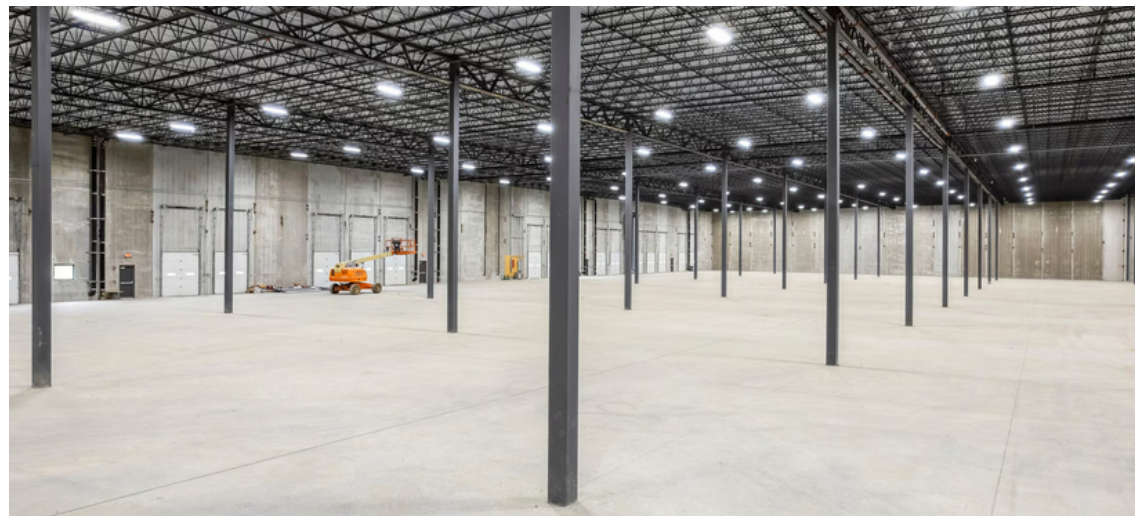
Ample Parking/Outdoor Storage
150+ parking spaces available, with flexibility for trailer or outdoor storage use.

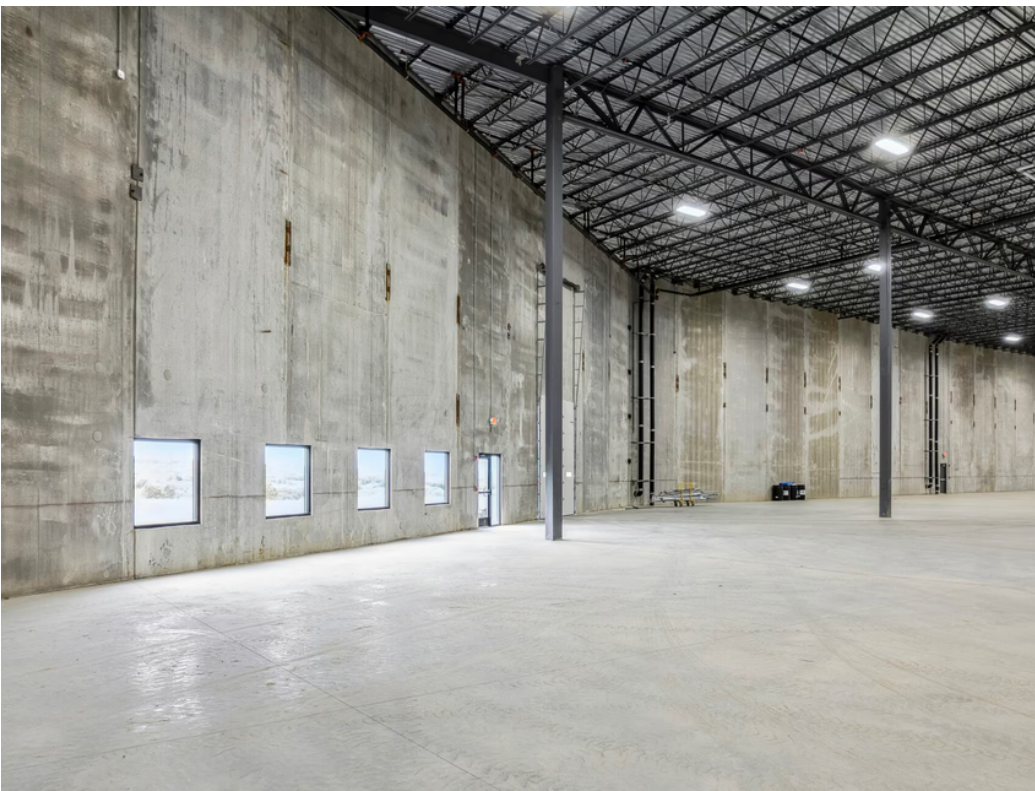


Strategic Highway Connectivity
Located at the MA/NH border with direct access to I-93 and I-495.



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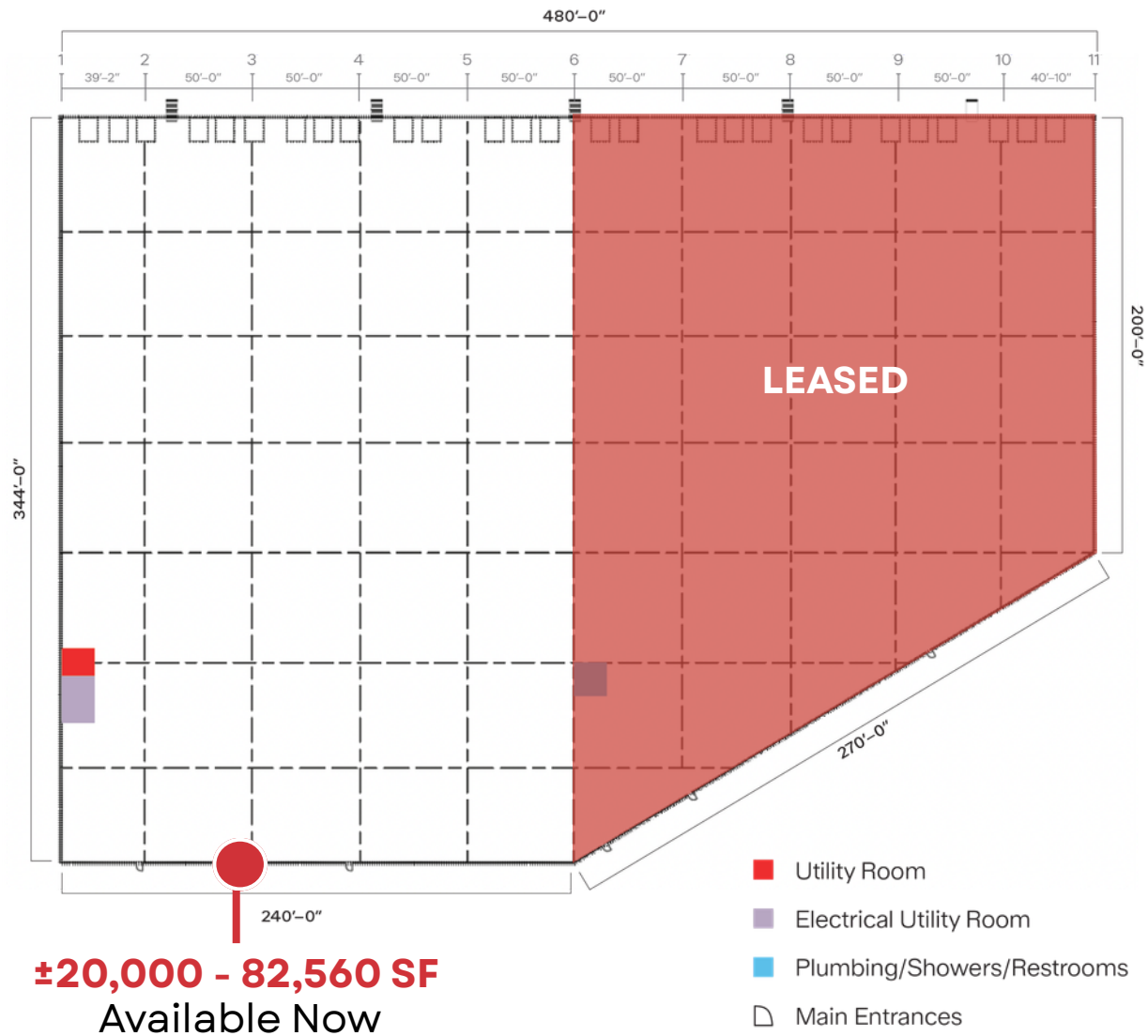




FLOOR PLAN

±20,000 - 82,560 SF Available

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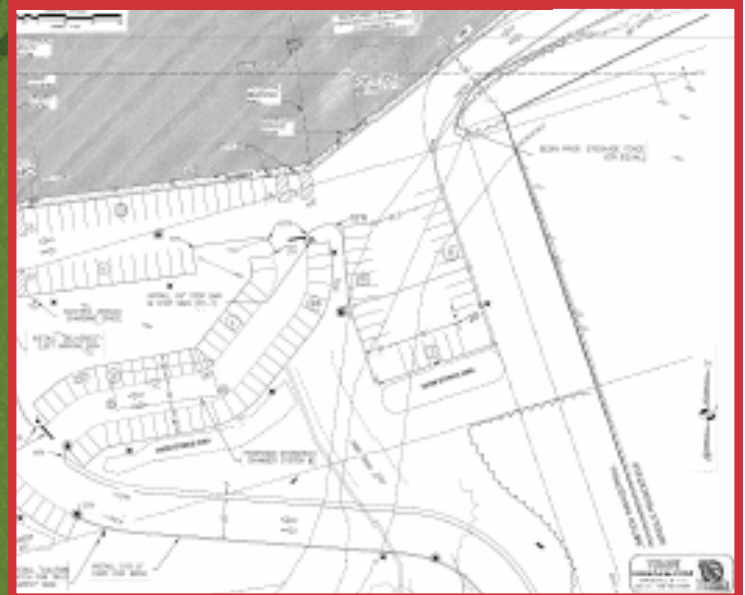
SITE PLAN

147,840 SF Building (Subdividable)

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Expandable Parking Field





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