



63 Neck Road – Ward Hill Business Park

63 Neck Road, Haverhill, MA 01835

Property Overview

Size:	26,000 SF
Listing Price:	\$5,300,000
\$/SF:	\$203.85/SF
Property Type:	Ind/Flex
Loading:	1 Dock
Ceiling:	15 ft.
Office SF:	5,200 SF
Drive-in Bays:	2 Bays



Property Description

Attractive R&D facility located in Haverhill's premier Ward Hill Business Park. The building contains office space (20%), light assembly and warehouse space. It is very clean and in great condition with full HVAC, (newer 35 ton package unit), it has two drive-in doors and a loading dock.

There are two tenants which share the cost of operating the building. Half of the building may be available as of 10/01/2026.

The Ward Hill Business Park has easy access to 1-495, Exit 106, via the Ward Hill Connector, 1-93 and 1-95 are approximately 15 minutes away. The area boasts two hotels, shopping, banking and many restaurants.

Lease details are available with the signing of NDA.

General Information

Taxing Authority:	City of Haverhill
Tax ID/APN:	755-1-9
Industrial Type:	Flex Space, Free-Standing, Industrial-Business Park, Manufacturing, Light Industrial, Warehouse/Distribution
Zoning:	BUSINESS PARK
Property Use Type:	Net Leased Investment (NNN), Vacant/Owner-User
Building Name:	63 Neck Road – Ward Hill Business Park
Gross Building Area:	26,000 SF
Building Size (RSF):	26,000 SF
Usable Size (USF):	26,000 SF
Land Area:	1.79 Acres
Avg. Occupancy Rate:	100



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Area & Location

Property Located Between: Neck Road and Saber Way
Highway Access: I-495 is minutes away via Ward Hill Connector
Site Description: Essentially a level lot, with 73 parking spaces and attractively landscaped grounds.
Area Description: Located in the Ward Hill Business Park West, overlooking green fields, yet close to restaurants, shopping and exercise facilities.

Building Related

Tenancy:	Multiple (2)	Year Rennovated:	2019
Total # of Buildings:	1	Roof Type:	Folded Plate
Number of Stories:	1	Construction Siding:	Block, Metal Siding, Steel Frame
Typical SF per Floor:	26,000 SF	Exterior Description:	Attractive architectural block with matching metal panels set on a corner lot with a nicely landscaped parcel
Office Space SF:	5,200 SF	Parking Type:	Surface
Property Condition:	Excellent	Sprinklers:	Wet
Year Built:	1990	Amps:	1,200
Parking Description:	Paved/Off-Street	Volts:	480
Parking Spaces:	73	X-Phase:	3
Ceiling Height:	15	Heat Type:	Natural Gas
Clear Height:	15	Heat Source:	Central
Eave Height:	13	Air Conditioning:	Package Unit
Column Spacing:	30' x 60'	Lighting:	LED/Florsnt
Loading Doors:	2 Truck Height	Internet Access:	Cable
Loading Docks:	1	Interior Description:	Attractive offices with clean and bright manufacturing and warehouse spaces
Drive-In Bays:	2		
Passenger Elevators:	0		
Freight Elevators:	0		

Property Contacts



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Land Related

Zoning Description: Industrial Park (IP) allows for many types of businesses and uses

Lot Frontage: 650

Lot Depth: 216

Water Service: Municipal

Sewer Type: Municipal

Easements: Utilities

Easements Description: 25' drainage easement under the back parking lot

Location

Address: 63 Neck Road, Haverhill, MA 01835

County: Essex

MSA: Boston-Cambridge-Newton

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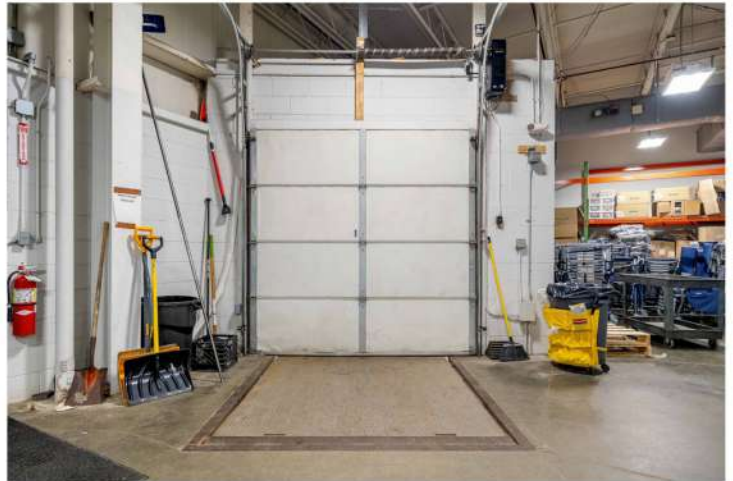
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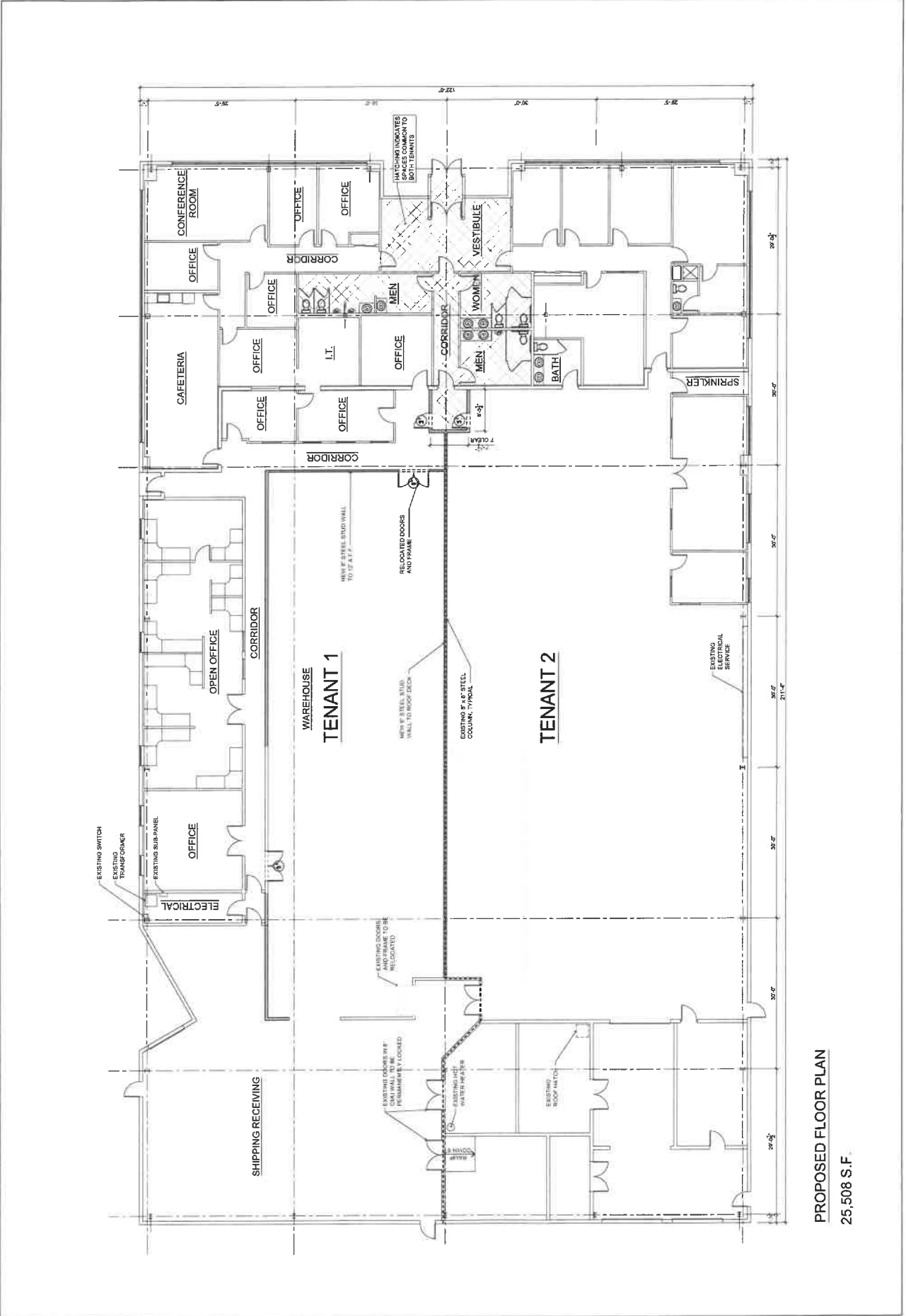
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APM, INC
 63 NECK ROAD, HAVERHILL, MA
 FLOOR PLAN

18-020-PLAN
 04/11/18
 1/8" = 1'-0"

A101



PROPOSED FLOOR PLAN
 25,508 S.F.

