



Sublease term through  
June 2030



# High-bay, Class A Warehouse Opportunity For Sublease

64 Research Drive  
Haverhill, MA

# Full building sublease opportunity

JLL is pleased to present 64 Research Drive in Haverhill for sublease. The  $\pm 104,380$  square foot Class A industrial building was built in 2022 and is located in an established industrial park, offering both functionality as well as accessibility. Just minutes from Interstate 495 via Exit 108, the building offers best in region on-off trucking access as well as access to the immediate area's amenities.

## Premises details

**Availability**  $\pm 50,000$  - 104,380 SF

**Timing** Immediately

**Term** Through June 2030

## Building specifications

**Building area**  $\pm 104,380$  SF

**Year built/renovated** 2022

**Car parking** 140 spaces

**Trailer parking** 25 spaces

**Clear height** 36'

**Loading** 12 loading docks  
2 drive-ins

**Electrical** 2,000a, 277/480v

**Building dimensions** 550' x 200'

**Column spacing** 50' x 50' (typical)

**Sprinklers** ESFR

**Lighting** LEDs

**Zoning** Business Park

## Utilities

**Water & sewer** Town of Haverhill

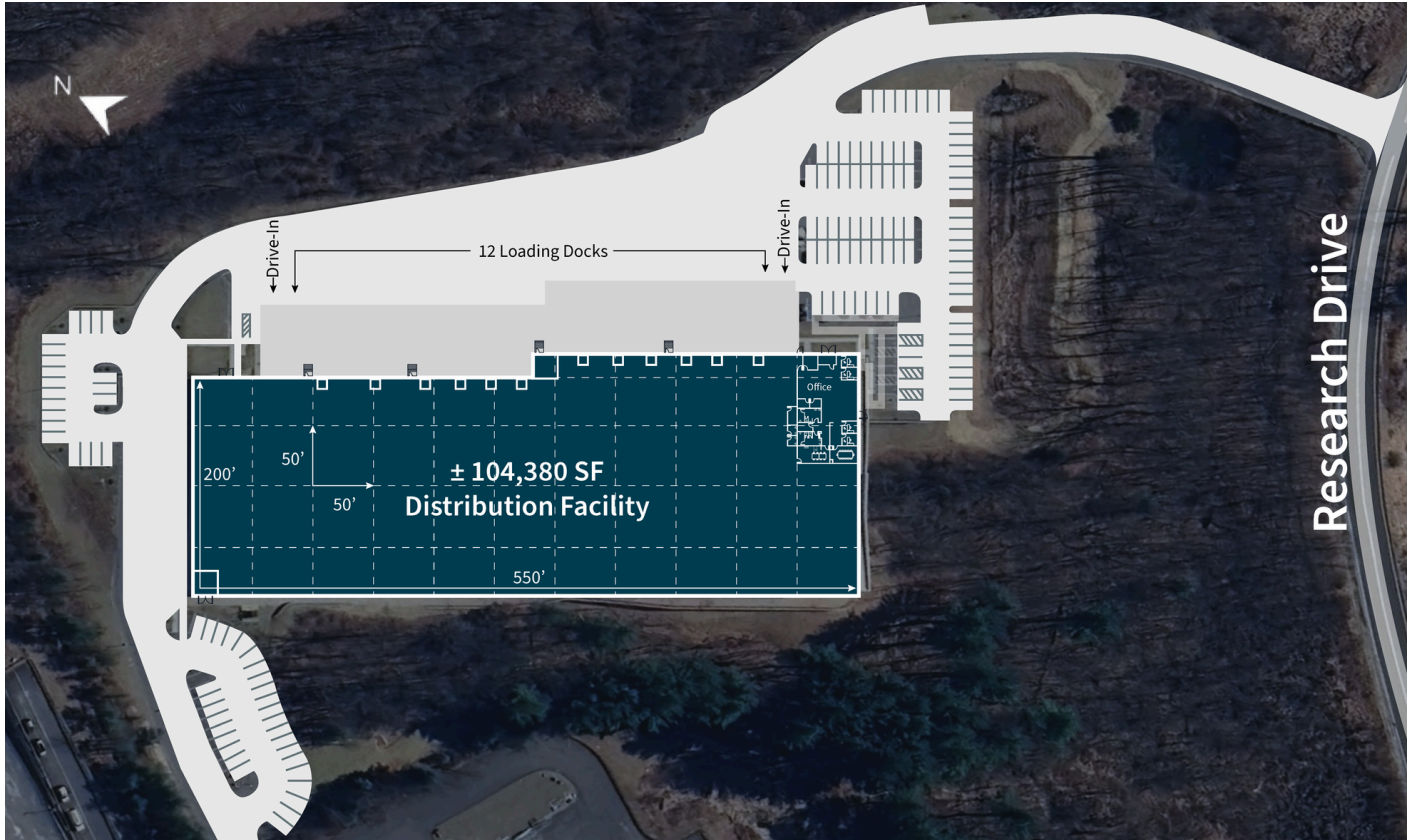
**Gas** Columbia Gas

**Electric** National Grid





# Site plan

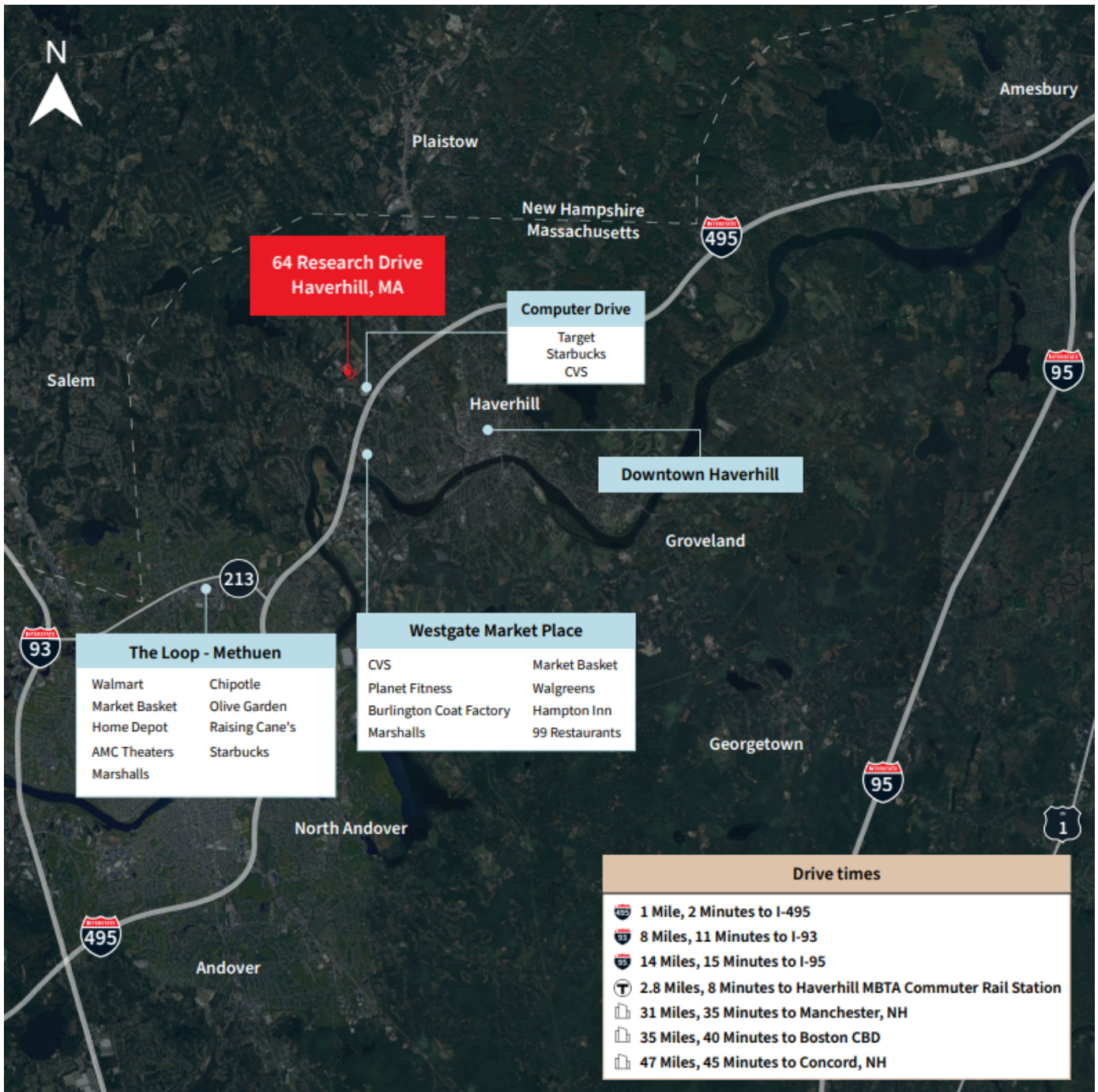


# Interior





# Aerial



**Contact:**

**Joe Fabiano**  
Senior Managing Director  
[Joe.Fabiano@jll.com](mailto:Joe.Fabiano@jll.com)  
+1 781 844 7893

**Jamey Lipscomb**  
Managing Director  
[James.Lipscomb@jll.com](mailto:James.Lipscomb@jll.com)  
+1 617 833 3777

**Chelsea Andre**  
Senior Vice President  
[Chelsea.Andre@jll.com](mailto:Chelsea.Andre@jll.com)  
+1 508 951 7817