

46 OLD FERRY ROAD
Methuen, MA

High Bay Warehouse/Manufacturing
60,000-147,480 SF



Leasing Information:
617.951.4100

Lincoln

Lincoln Property Company
53 State Street
Boston, MA 02109

www.lpc.com

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Building Highlights

36' Clear Height

Ability to accommodate an array of uses, including R&D, light manufacturing, and distribution.

Heavy Power

4,000-amp electrical service with the ability to upgrade to 7,500 amps.

Expandable Loading

21 docks with ability to increase to 30 docks.

Flexible Parking/Outdoor Storage

Over 150 parking spaces, which can be repurposed for outdoor storage and trailer storage.

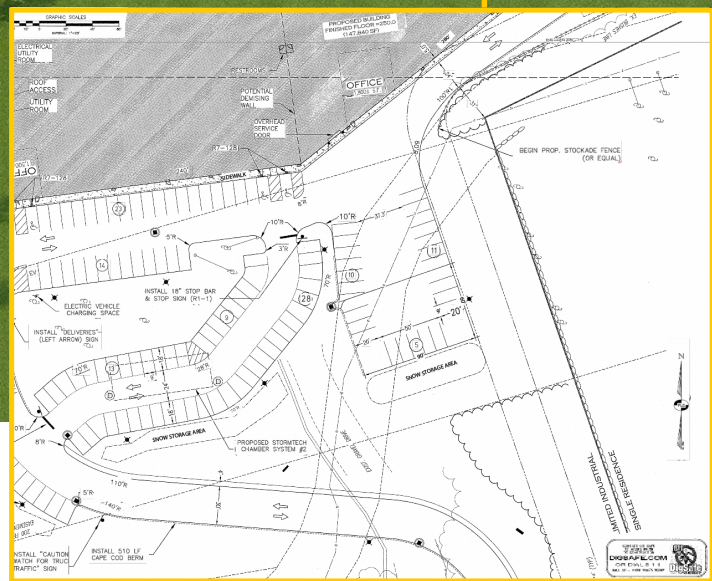
Superior Regional Access

Situated near the MA & NH border with immediate access to I-93 and I-495.

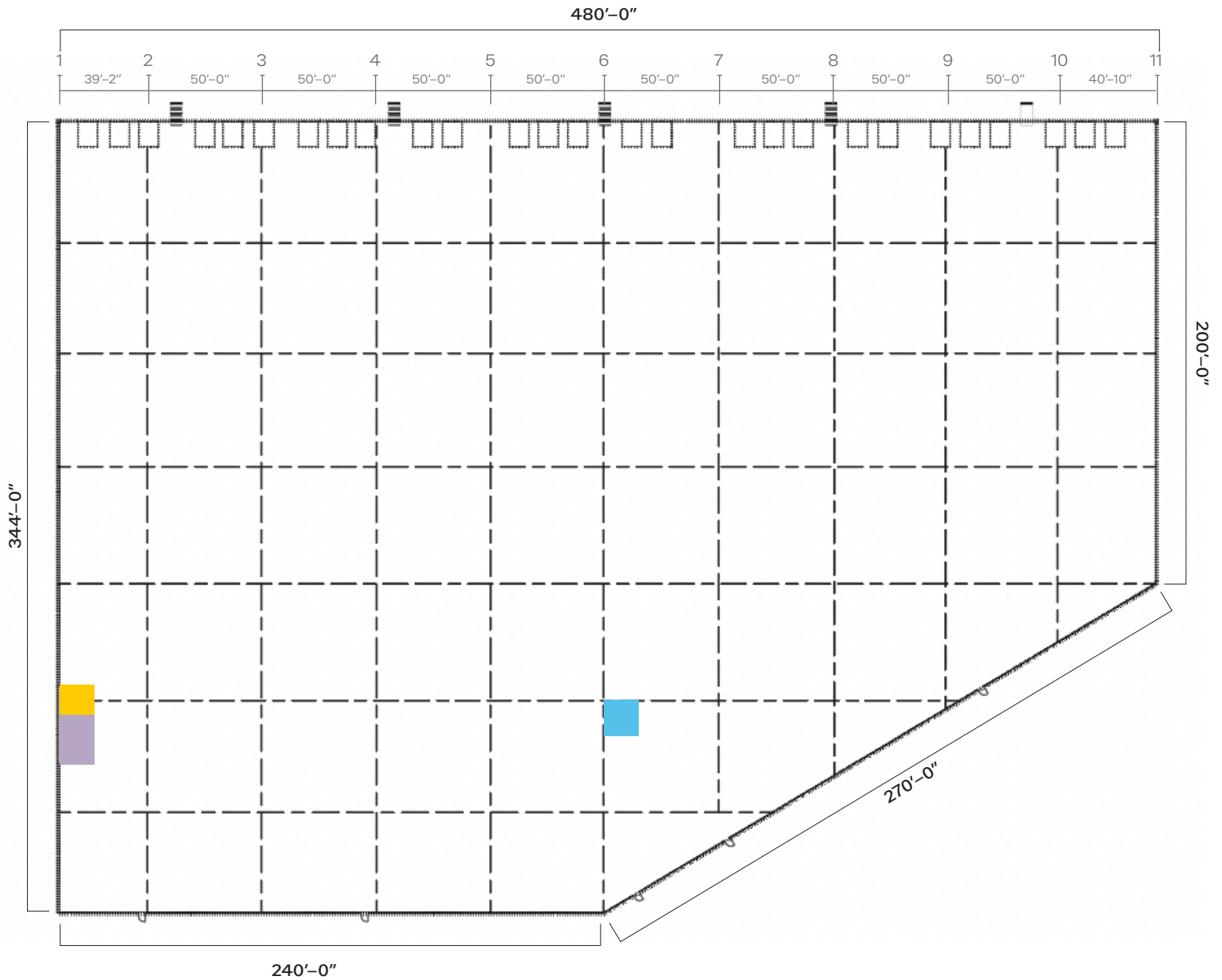


Site Plan

147,840 SF
(Subdividable)



Floor Plan



- Utility Room
- Electrical Utility Room
- Plumbing/Showers/Restrooms
- Main Entrances

Building Specifications

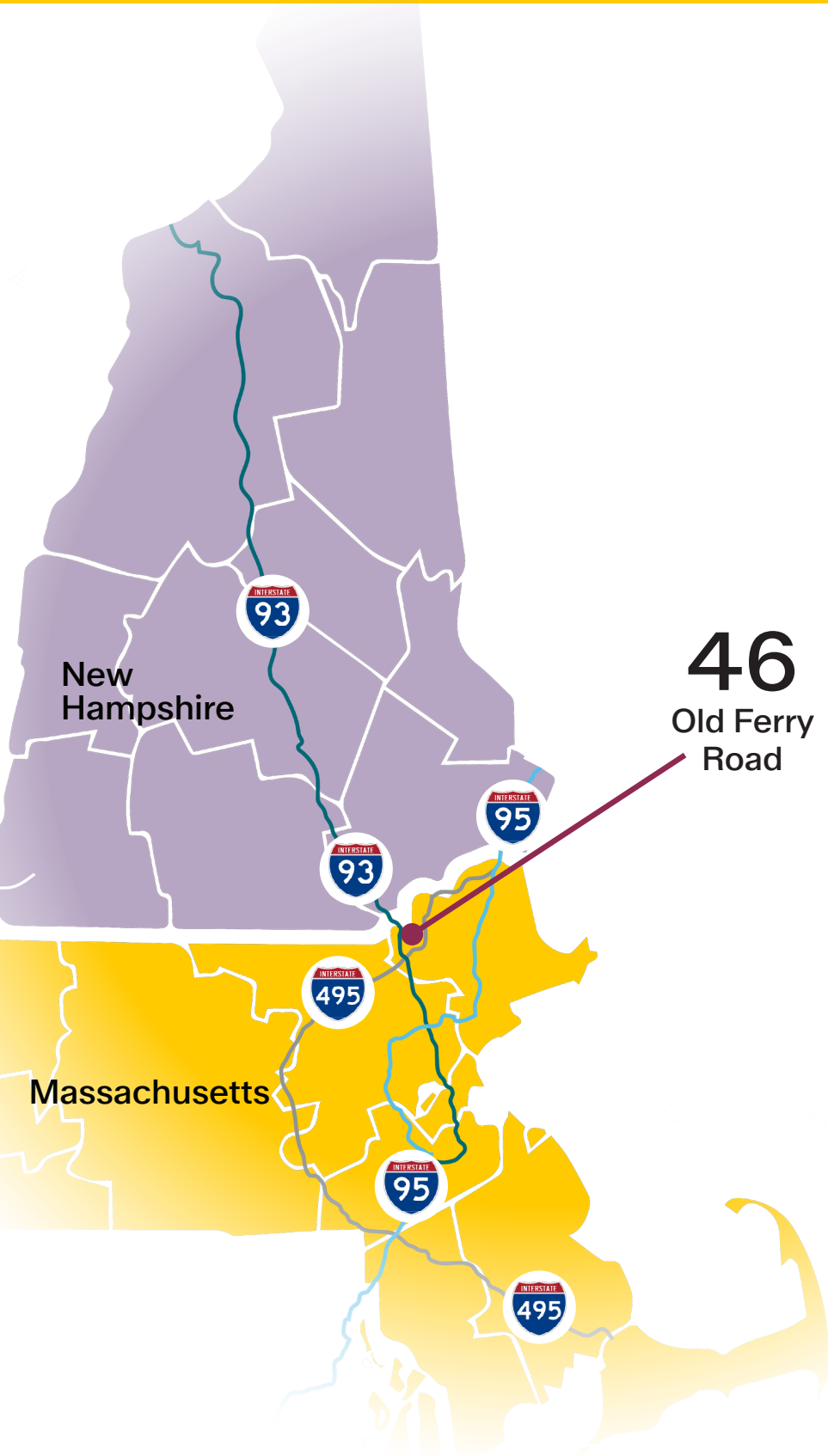
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|-----------------------|--|
| Year Built | 2024 |
| Square Footage | 147,840 SF (subdividable) |
| Construction | Concrete tilt-up |
| Clear Height | 36' clear |
| Loading | 21 docks (expandable to 30 docks) & 2 drive-in doors |
| Sprinklers | ESFR |
| Lighting | New LED |
| Power | 4,000 amps (upgradable to 7,500 amps) , 480v 3-phase |
| Parking | 150 parking spaces (potential outdoor storage) |
| Column Spacing | 50' x 50' |
| Roof | White TPO |
| Floor | 6" slab on grade |
| Utilities | Water: Town of Methuen Electric: National Grid Gas: Eversource |



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Prime Location

- MA/NH border: 2.5 miles
- Logan Airport: 35 miles
- Boston: 41 miles
- Worcester: 52 miles
- Manchester: 22 miles
- Access to major highways

I-495, I-93, I-95

46
Old Ferry
Road

Strong Labor Force

High Concentration of Labor within 15 miles*

Methuen, MA: 28,079

- Andover, MA: 19,557
- Haverhill, MA: 35,813
- Lawrence, MA: 36,433
- Dracut, MA: 18,521
- North Andover, MA: 16,941
- Salem, NH: 18,979

*Sources:
NHES & Bureau of Labor Statistics
MA Department of Economic Research



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