



# 175 WARD HILL AVENUE

HAVERHILL, MA

FOR LEASE | 23,542 SF INDUSTRIAL SPACE ON 7.04 AC

- Directly off of Route 495
- 1 Mile to Route 125
- 15'-15'9" clear height

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# 175 WARD HILL



## PROPERTY DESCRIPTION

23,542 SF High Quality Industrial Space on 7.04 AC for Lease

## PROPERTY HIGHLIGHTS

- Directly off of Route 495
- 1 Mile to Route 125
- 2.6 Miles to Route 113
- Spec office, clean, whitebox program completed

## PROPERTY SPECIFICATIONS

|                 |   |
|-----------------|---|
| Building Size:  | 202,333 SF  |
| Available SF:   | 23,542 SF   |
| Lot Size:       | 7.04 AC   |
| Ceiling Height: | 15' - 15'9"                                       |
| Loading:        | Two (2), 12'x12' loading dock doors with levelers |
| Lighting:       | LED   |
| Column Spacing: | 25+ bay spacing                                   |
| Power:          | 500 Amps, 120/208v                                |
| Lease Rate:     | Market  |

| DEMOGRAPHICS      | 3 MILES   | 5 MILES   | 10 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 26,970    | 72,531    | 145,747   |
| Total Population  | 69,242    | 194,198   | 391,314   |
| Average HH Income | \$107,388 | \$104,022 | \$133,985 |







# FLOOR PLAN



DANVILLE

HIGHWAY PROXIMITY

125 1.1 MILE 2 MINUTES

113 2.5 MILES 5 MINUTES

495 0.9 MILES 3 MINUTES

BOSTON 35 MILES | 40 MINS

PORTSMITH, NH 35 MILES | 45 MINS

ATKINSON

PLAISTOW

NEW HAMPSHIRE MASSACHUSETTS

ATKINSON HEIGHTS

495

113

93

125

175 WARD HILL, HAVERHILL, MA

213

95

ThermoFisher SCIENTIFIC

amazon

LYNX

pepsico

TEAM Technologies

LIFOAM

mks

CEDAR'S

panelclaw AN ENSTALL COMPANY

brekki

NORTH ANDOVER SELF STORAGE

THE STUBBLEBINE COMPANY Tewksbury

Google

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