OFFERING MEMORANDUM

6 FONDI ROAD HAVERHILL, MA

100% LEASED INDUSTRIAL OUTDOOR STORAGE SITE

7,152 SF +/- ON 9.59 ACRES +/-

THE STUBBLEBINE COMPANY

CORFAC INTERNATIONAL

OFFERING MEMORANDUM

6 FONDI ROAD HAVERHILL, MA

FOR SALE
FULLY LEASED INDUSTRIAL OUTDOOR STORAGE SITE

LONGTERM LEASE TO AMAZON AND FOUR OFFICE TENANTS

THE STUBBLEBINE COMPANY

CORFAC INTERNATIONAL

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01 EXECUTIVE SUMMARY

THE OFFERING

As the exclusive agent, The Stubblebine Company / CORFAC International is pleased to offer 7,152 SF ± of industrial space on 9.59 acres ± at 6 Fondi Road in Haverhill. The property features a newly paved, fenced, and lit industrial outdoor storage (IOS) site. Strategically located within the Merrimack Valley industrial corridor, the site provides convenient access to major regional transportation routes and the surrounding labor pool, making it an ideal opportunity for businesses seeking fully stabilized cash flow from Amazon and four other credit worthy tenants.

Pricing guidance and financial statements are available upon execution of a non-disclosure agreement (NDA). Tours will be conducted upon request. A Call for Offers will be scheduled.

02 PROPERTY PLANS

FLOOR PLAN

TRAVEL DISTANCE	
TYPE MARK	EXITING LENGTH
PATH 1	138'

Area Legend

- COMMON AREA
- SUITE #1- OFFICE SPACE
- SUITE #2- OFFICE SPACE
- SUITE #3- OFFICE SPACE
- SUITE #4- OFFICE SPACE

STUDIO 25 ASSOCIATES, LLC

EXIT & OCCUPANCY PLAN

PERMIT SET

APACHE TRUCKING

3A & 6 FONDI ROAD
HAVERHILL, MA 01832

G101

SITE PLAN

THE
STUBBLEBINE
COMPANY
INTERNATIONAL

THE STUBBLEBINE COMPANY

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03 TENANT OVERVIEW

INDUSTRIAL OUTDOOR STORAGE TENANT

AMAZON

Amazon is a leading global e-commerce and logistics company, providing a wide range of products and services, including retail, cloud computing, and fulfillment solutions. Known for operational efficiency and reliability, Amazon has leased 6 Fondi Drive in Haverhill, Massachusetts, on a five-year term that commenced in October 2025, with monthly rent of $176,880 and annual 3% escalations. Amazon is responsible for snow removal for the entire property, while IOS occupies a portion of the site for truck parking.

OFFICE TENANTS

JESUS DE LA ROCA ETERNA

Jesus De la Roca Eterna is a Christian church and community congregation located at 6 Fondi Rd in Haverhill, MA focused on preaching the gospel and providing religious services to local residents. The church emphasizes worship, spiritual growth, and outreach, offering gatherings and evangelical services led by its pastoral team. It is a community-centered faith organization committed to creating a welcoming environment for worship and fellowship.

SINGH BUILDERS LLC

Singh Realty Group (SRG) is a renowned family-owned real estate investment & development company, specializing in land development, new construction and renovation of Industrial Outdoor Storage (IOS), Residential and Commercial real estate across New England.

APACHE TRUCKING

Apache Trucking specializes in the Full-Truckload (FTL) transportation of refrigerated food products throughout the Northeast United States. The company is committed to delivering freight on-time, every time, and uses customer-focused technology to keep clients informed throughout the transportation process, ensuring full transparency.

Clients benefit from 24/7 updates, temperature monitoring, and live tracking for every shipment, giving confidence and peace of mind in managing their supply chain.

WJ PLUMBING LLC

WJ Plumbing LLC is a licensed plumbing, heating, and gasfitting contractor that provides reliable services for residential and commercial properties. The company offers a range of plumbing solutions including installations, repairs, and maintenance, and is available 24/7 for emergency service calls. With a focus on quality workmanship and customer trust, W.J. Plumbing LLC works with homeowners, property managers, and developers to deliver dependable results on projects of all sizes.

Investment Highlights

- Net Operating Income: $2,275,660
- 5 High Credit Tenants with Long Term Leases
- Amazon 3% Annual Rent Increse
- New Development Built in 2022
- 5 Minute Drive to I-495
- 33 Miles to Boston, MA
- 30 Miles to Portsmouth, NH
- 124 Miles to Hartford, CT
- 235 Miles to New York City

04 MAPS

LOCATION MAP
HIGHWAY PROXIMITY
495 2.5 MILES 5 MINUTES
125 2 MILES 5 MINUTES
93 16 MILES 20 MINUTES
95 18 MILES 22 MINUTES
PORTLAND, ME
+/- 80 MILES
CONCORD, NH
+/- 48 MILES
PORTSMOUTH, NH
+/- 30 MILES
MANCHESTER, NH
+/- 34 MILES
6 FONDI DRIVE
DOWNTOWN BOSTON
+/- 33 MILES
WORCESTER, MA
+/- 58 MILES
PROVIDENCE, RI
+/- 95 MILES
HARTFORD, CT
+/- 124 MILES
Brunswick
Freeport
Windham
Westbrook
Scarborough
Rochester
Dover
Nashua
Lawrence
Lowell
Salem
Lynn
Waltham
Quincy
Taunton
Fall River
Google
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NETTTS
NEW ENGLAND TRACTOR TRAILER TRAINING SCHOOL TRAINING YARD
EMD ELECTRONICS
DESERT SPRINGS AUTO GLASS
GELPAC
ProAmpac
DOWNTOWN HAVERHILL
CASSIDY PAVING
Pella
HILLDALE AVENUE
6 FONDI RD
FONDI DRIVE

05 LOCATION OVERVIEW

HAVERHILL, MASSACHUSETTS

Haverhill, Massachusetts is a vibrant city that perfectly blends historic New England charm with modern growth and opportunity. Situated along the scenic Merrimack River in northeastern Essex County, Haverhill has a rich heritage dating back to 1640 and a proud history as a major manufacturing hub, once known as the “Queen Slipper City” for its prominence in shoe production. Today, the city continues to evolve, offering residents, businesses, and visitors a dynamic mix of culture, commerce, and community.

The city’s downtown and riverfront areas have undergone significant revitalization, transforming Haverhill into a hub for arts, culture, and local business. The Riverfront Cultural District features public art, galleries, and performance spaces, while an array of restaurants, coffee shops, and boutique retailers make downtown a destination for dining, shopping, and entertainment. Community events, farmers’ markets, and annual festivals contribute to a lively city atmosphere and strong local engagement.

Haverhill also offers abundant recreational and outdoor amenities. Winnekenni Park, a 200-acre park with its historic castle, walking trails, and lake, provides residents and visitors with year-round outdoor activities. Additional green spaces, riverside parks, golf courses, and sailing opportunities along the Merrimack River further support an active lifestyle. The city’s proximity to natural attractions in the Merrimack Valley makes it easy to enjoy hiking, boating, and scenic exploration.

Education and community resources are an integral part of Haverhill’s appeal. The city is home to excellent public and private schools, libraries, and community programs. Historic sites and cultural institutions, including the Buttonwoods Museum and the birthplace of poet John Greenleaf Whittier, celebrate Haverhill’s rich heritage while engaging residents and visitors in arts and history.

Haverhill’s location and accessibility make it a strategic choice for both residents and businesses. With direct access to Interstate 495, as well as commuter rail connections to Boston and surrounding communities, the city provides convenient regional connectivity. Proximity to major airports, shopping corridors, and nearby urban centers enhances its appeal for commerce, logistics, and lifestyle.

With its unique combination of historic character, scenic beauty, growing cultural offerings, and strong regional connections, Haverhill offers an exceptional environment for business, living, and recreation. The city continues to attract investment and development while preserving the qualities that make it a welcoming and thriving community.

DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
Population	103,512	375,734	656,110
Employed Population	56,231	197,228	347,393
Average Income	$121,365	$124,609	$138,418
Businesses	42,084	141,024	256,139

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