

46 OLD FERRY ROAD
METHUEN, MA



High Bay Warehouse/Manufacturing | ±60,000 - 147,840 SF For Lease

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SPECIFICATIONS

2024	147,840	36'	21	1	150
YEAR BUILT	SF (SUBDIVIDABLE)	CLEAR HEIGHT	LOADING DOCKS (EXPANDABLE TO 30)	DRIVE-IN DOOR	PARKING SPACES

CONSTRUCTION	Concrete Tilt-Up	ROOF	White TPO
SPRINKLERS	ESFR	POWER	4,000 amps (upgradable to 7,500 amps); 480 v 3-phase
LIGHTING	New LED	UTILITIES	Water: Town of Methuen Electric: National Grid Gas: Eversource
FLOOR	6" Slab On Grade		
COLUMN SPACING	50' x 50'		

HIGHLIGHTS



147,840 SF of New Construction
147,840 SF of brand-new industrial space (2024) available for lease, with flexible subdivision options.



36' Clear Height
Accommodates a wide range of operations, including R&D, light manufacturing, and distribution.



High-Capacity Power
4,000-amp electrical service in place, with upgrade potential up to 7,500 amps.



Dock Expansion Potential
Currently features 21 loading docks, with capacity to expand to 30.



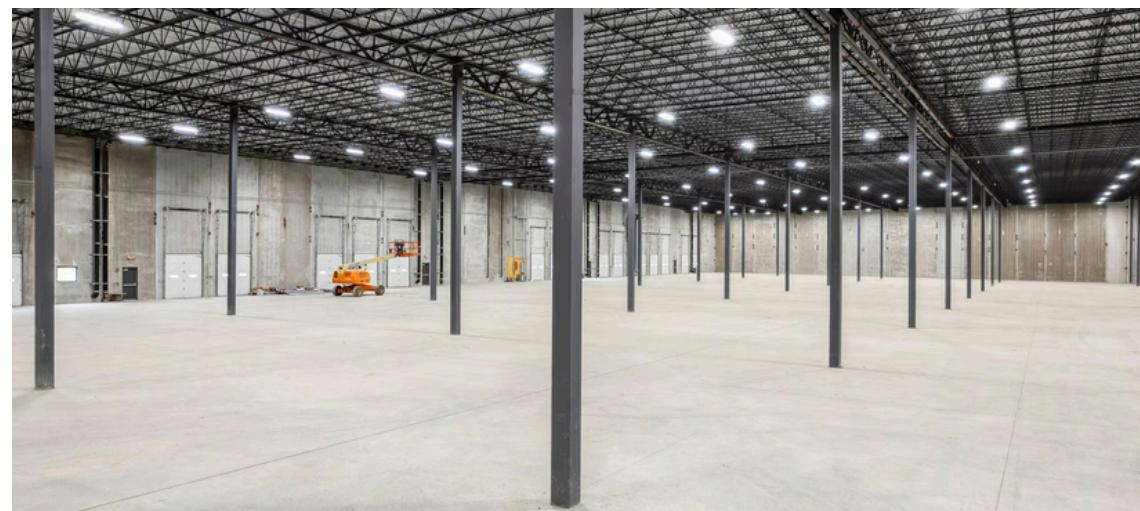
Ample Parking/Outdoor Storage
150+ parking spaces available, with flexibility for trailer or outdoor storage use.

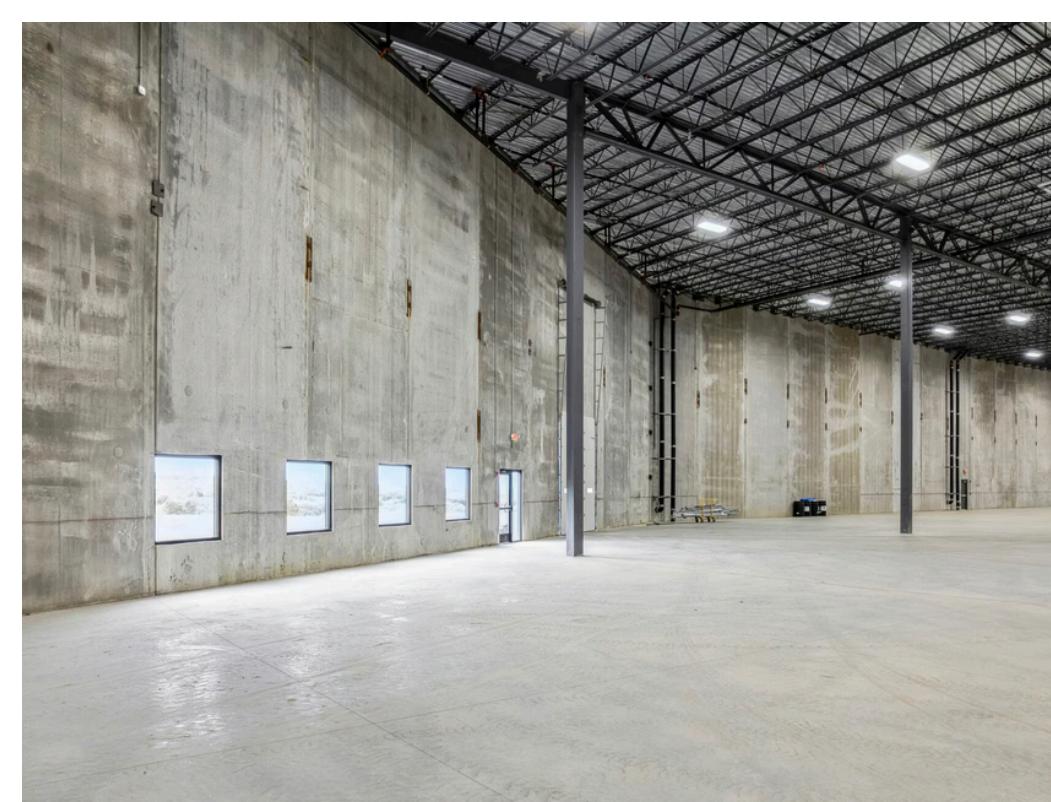


Strategic Highway Connectivity
Located at the MA/NH border with direct access to I-93 and I-495.



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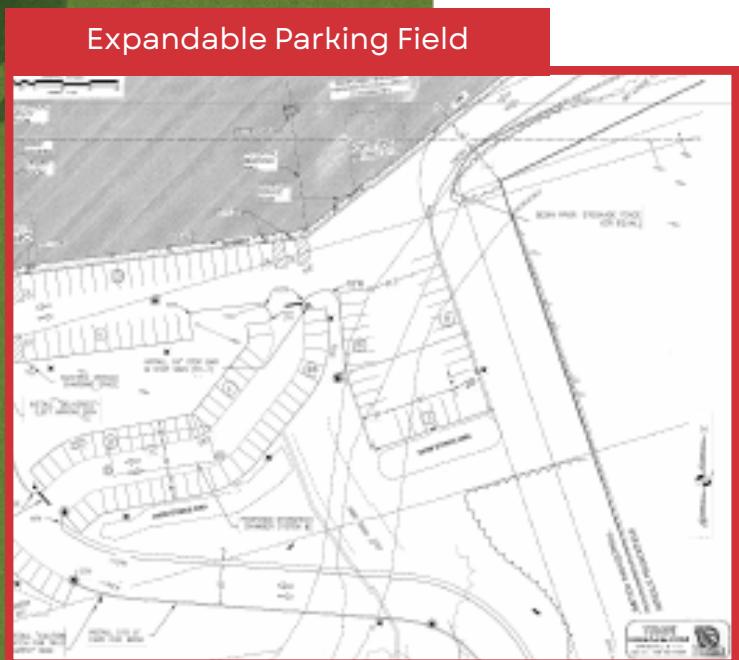
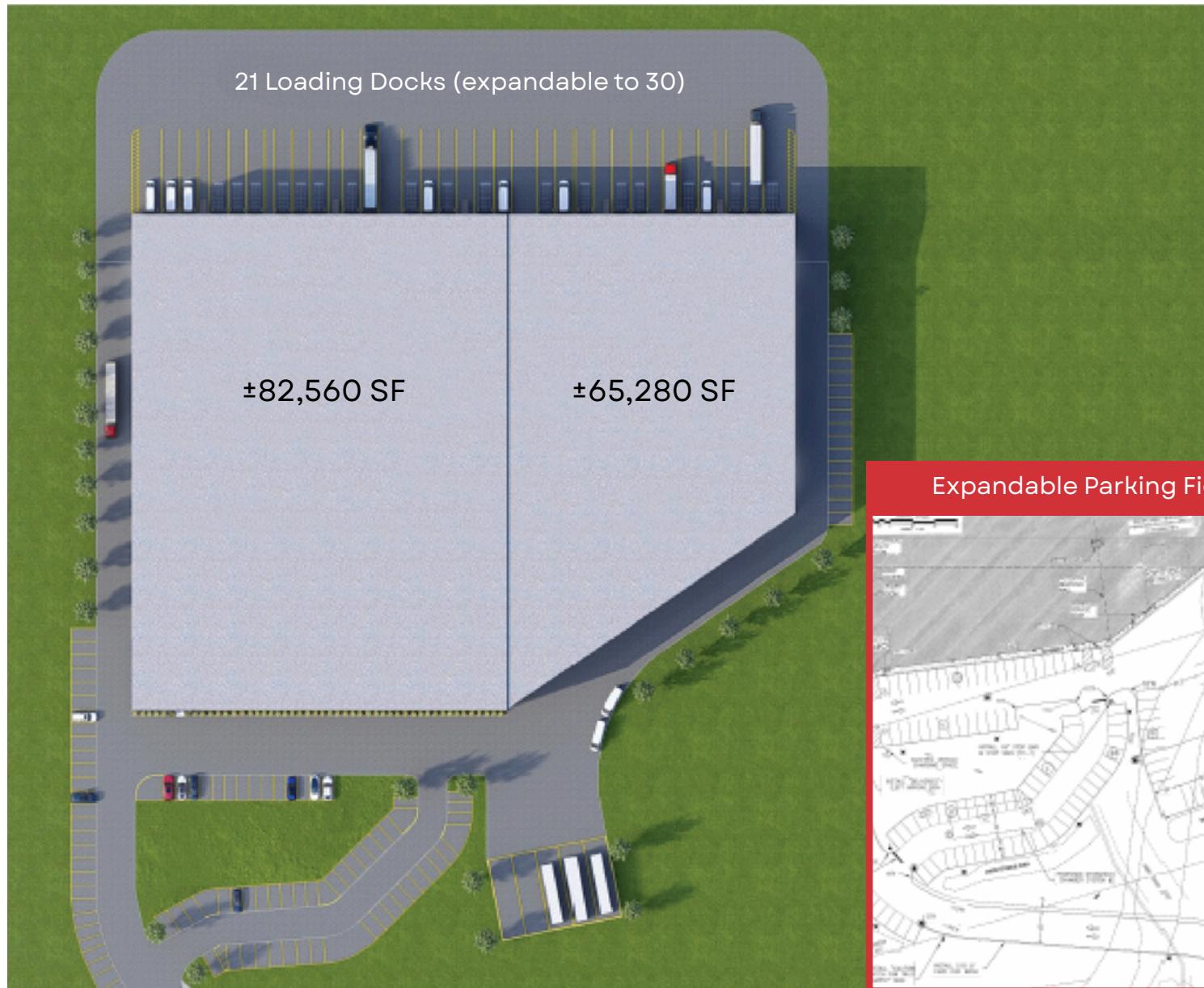




SITE PLAN

147,840 SF (Subdividable)

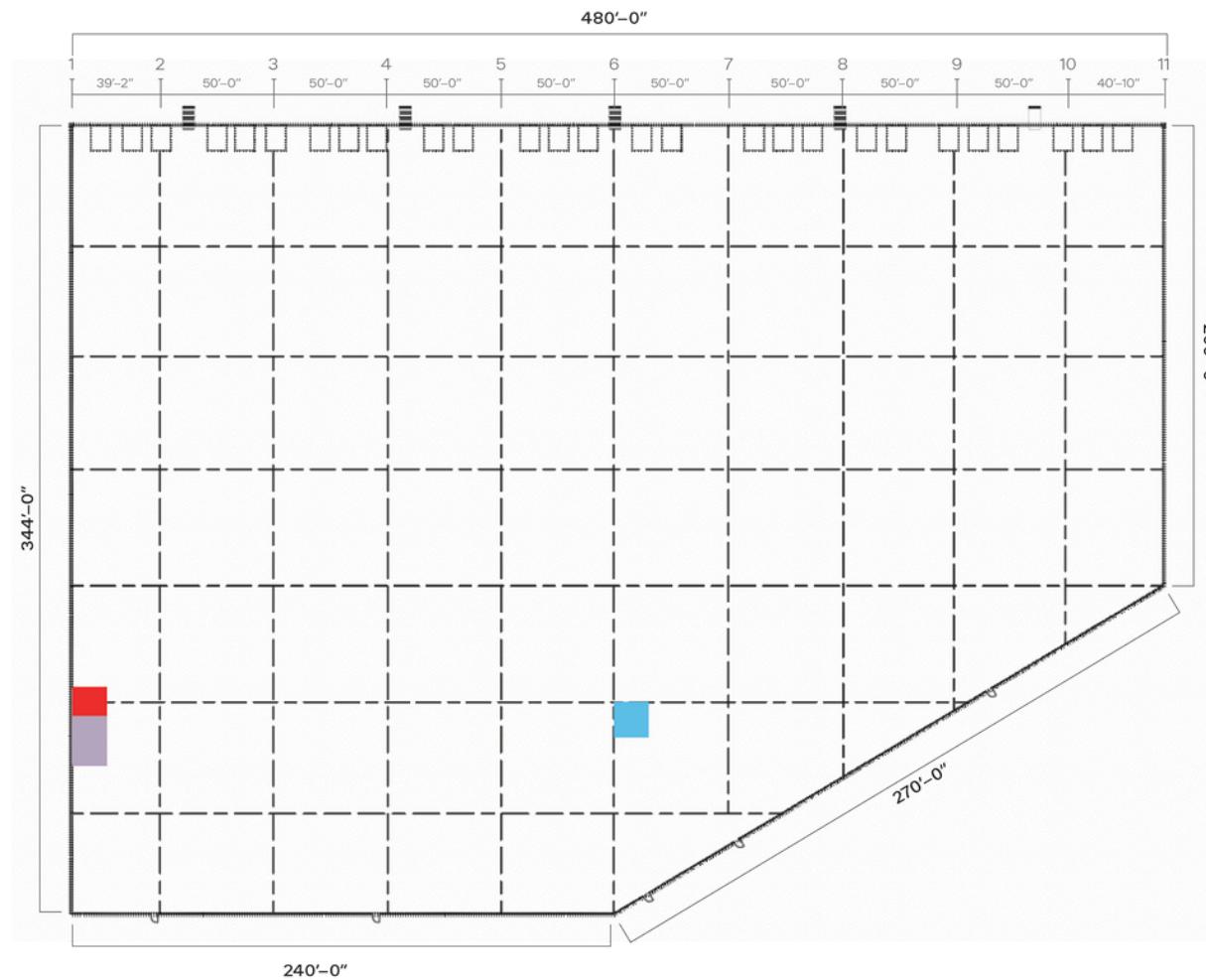
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FLOOR PLAN

147,840 SF (Subdividable)

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



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