

46 OLD FERRY ROAD
METHUEN, MA



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

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SPECIFICATIONS



2024

YEAR BUILT



147,840

SF (SUBDIVIDABLE)



36'

CLEAR
HEIGHT



21

LOADING DOCKS
(EXPANDABLE TO 30)



1

DRIVE-IN
DOOR



150

PARKING
SPACES

CONSTRUCTION

Concrete Tilt-Up

SPRINKLERS

ESFR

LIGHTING

New LED

FLOOR

6" Slab On Grade

COLUMN SPACING

50' x 50'

ROOF

White TPO

POWER

4,000 amps (upgradable to 7,500 amps);
480 v 3-phase

UTILITIES

Water: Town of Methuen
Electric: National Grid
Gas: Eversource

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.



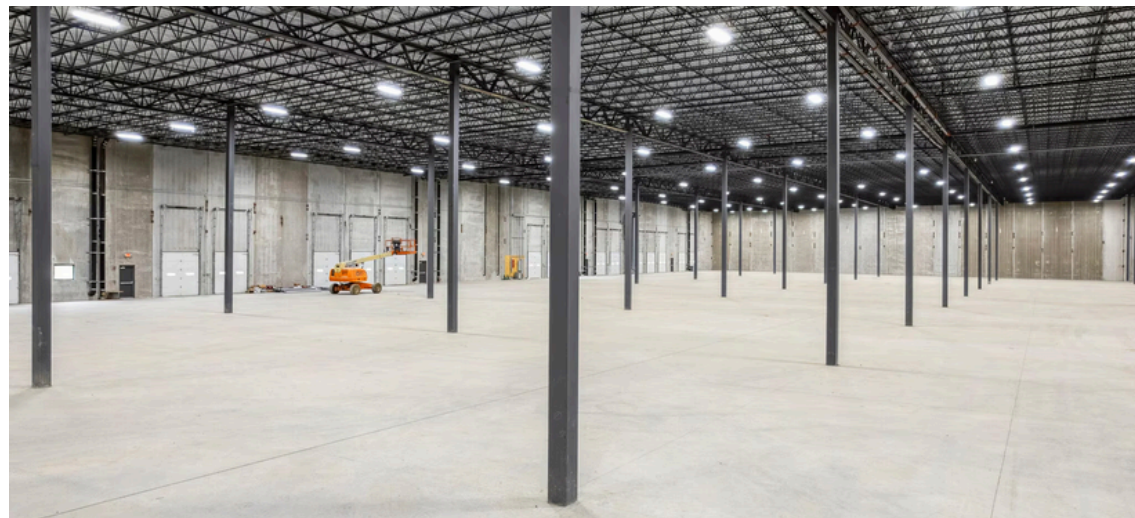
Ample Parking/Outdoor Storage

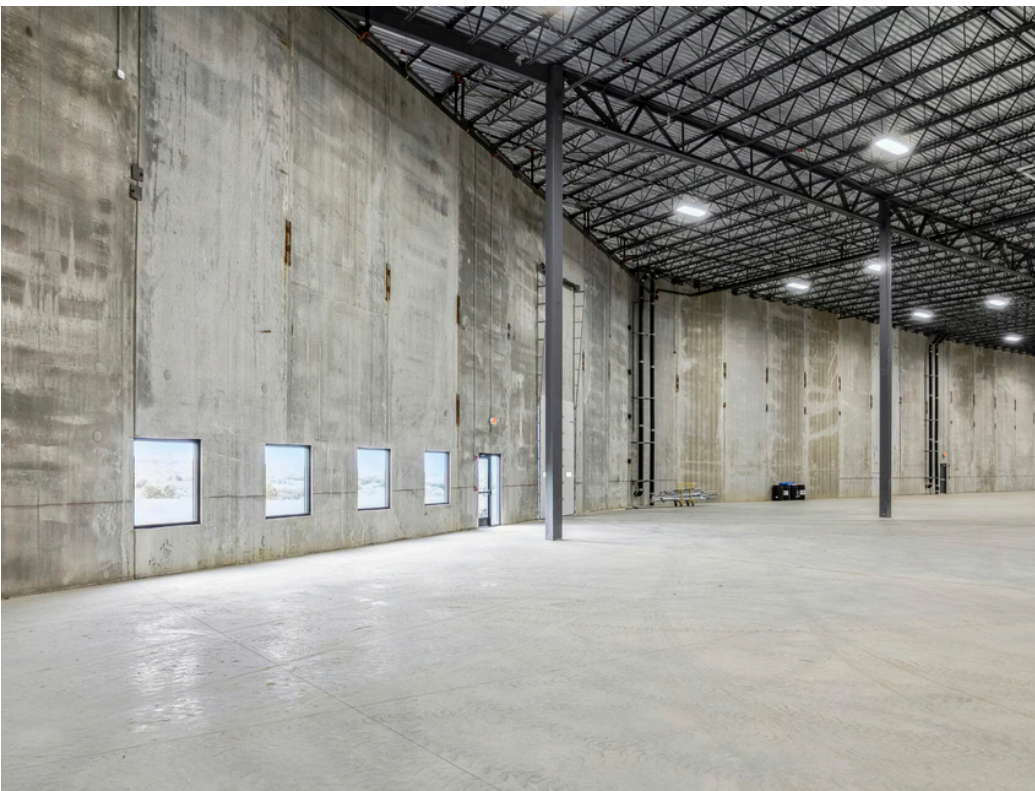
150+ parking spaces available, with flexibility for trailer or outdoor storage use.



Strategic Highway Connectivity

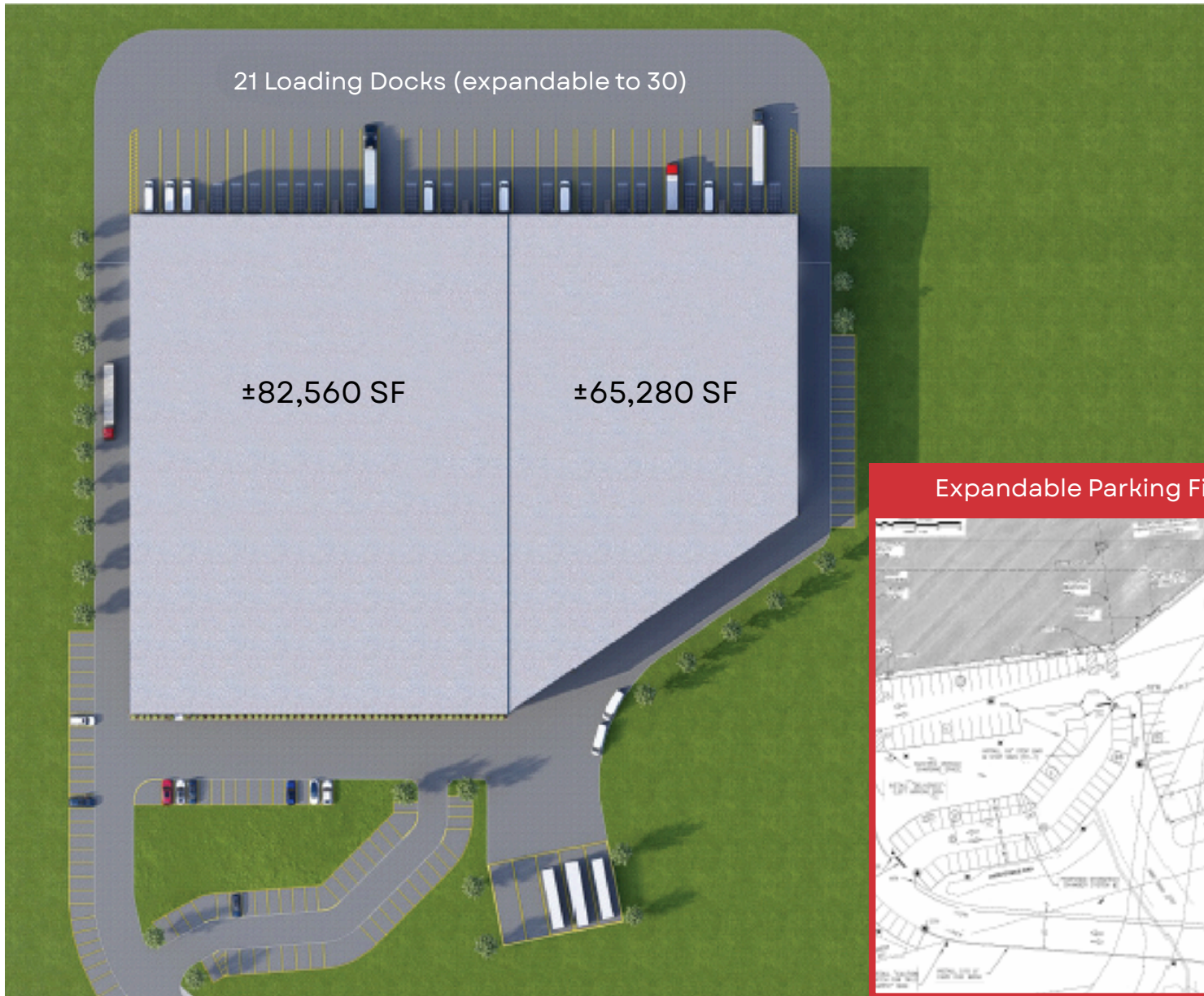
Located at the MA/NH border with direct access to I-93 and I-495.



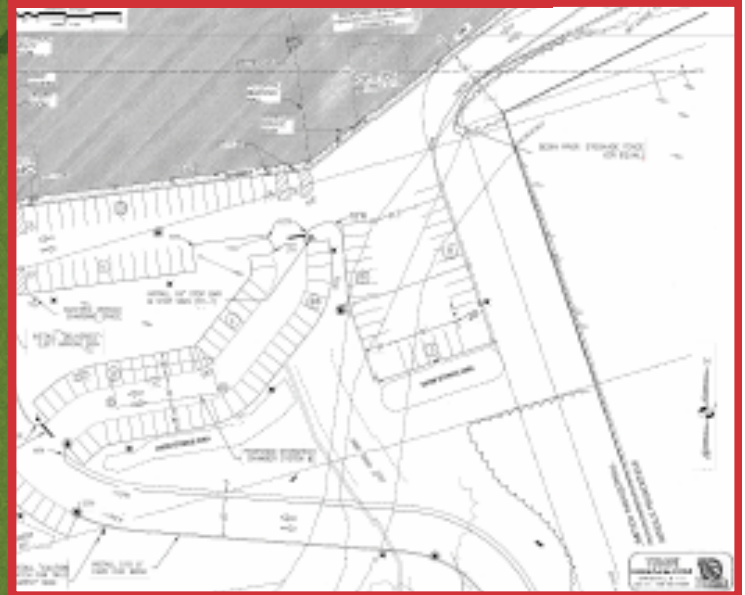


147,840 SF (Subdividable)

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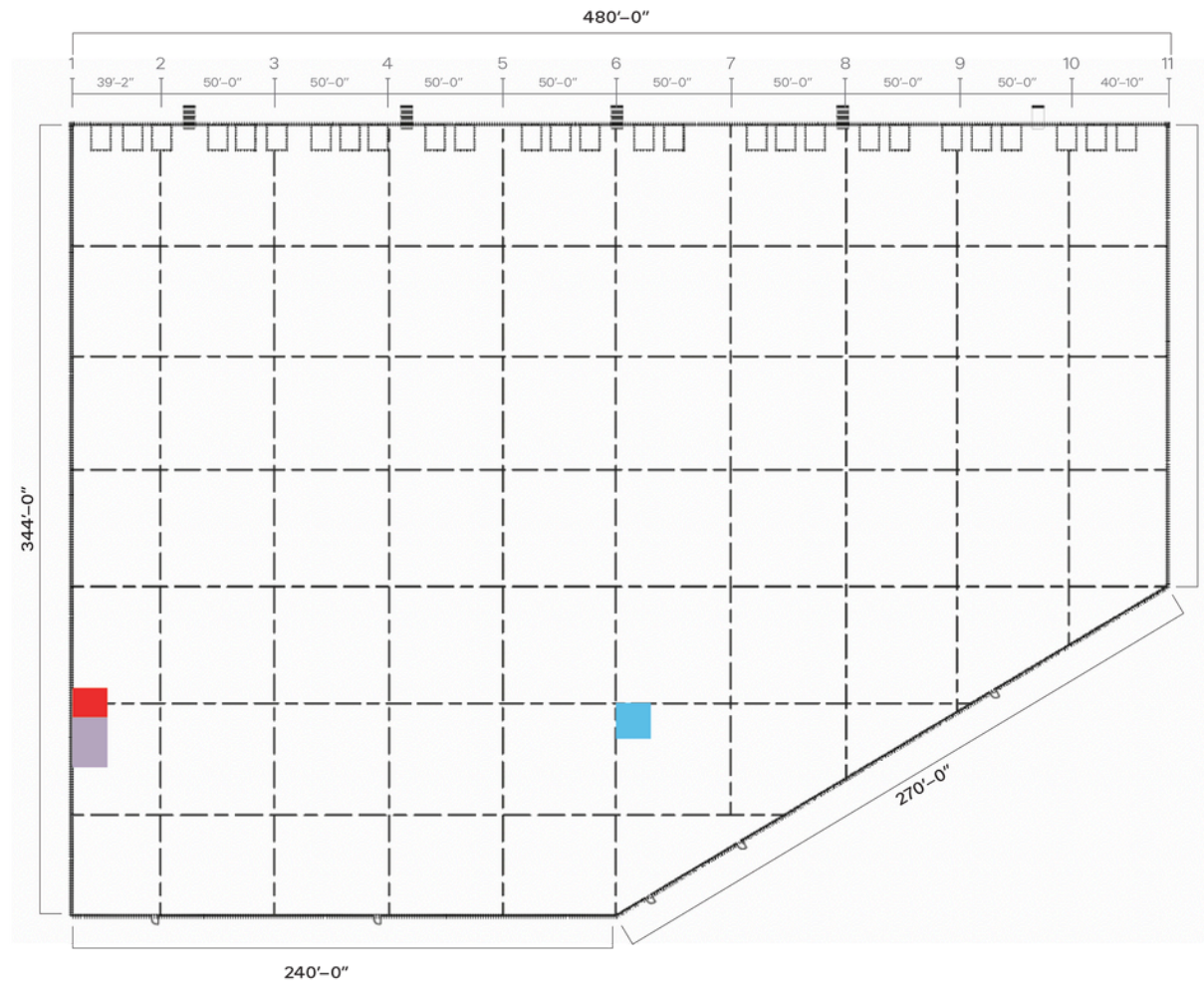
Expandable Parking Field



FLOOR PLAN

147,840 SF (Subdividable)

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



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