

For Sale

35 Avco Road

Haverhill, MA 02121



NORDLUND ASSOCIATES

Commercial Real Estate Advisory Services



As the exclusive agent Nordlund Associates Inc. presents

35 Avco Road

Haverhill, MA

Nordlund Associates Inc is pleased to present a rare opportunity to acquire property within Haverhill's Ward Hill Business Park. 35 Avco Road consists of approximately 7,930 SF of newer construction 100% HVAC office/ flex. The building was constructed in 2006, purpose built as corporate offices and renovated over the years to support flex/ pharmacy use as well. This well maintained building is situated on 4.42 acres with ample parking and development potential.

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About The Property



Overview

35 Avco road is less than 1/2 mile from I-495 within well-established business park and numerous amenities. This property presents a unique opportunity for acquisition of a building in this size range, as well as potential for further expansion/development. Providing both investors and business owners the ability to own a recently constructed property at a discount to the cost of leasing.

For Sale: \$1,599,000

Features

- Built in 2006-07
- 100% HVAC throughout
- Two 5-ton units and Two 2-ton units
- 4.42 acres site, private location
- Ample Parking with expansion potential
- Newer construction with recent updates throughout
- Commercial Business Park (BP) Zoning District
- Municipal Water & Sewer
- 400 amp 207 volt 3 phase power
- Great Highway and commuter access opportunity



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Aerial Map



Key Distances

- To 495: 3 minutes
- To Logan Airport: 30 minutes
- To Downtown Boston: 35 minutes

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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