

47,520 SF Industrial Facility

77 Newark Street

Haverhill, Massachusetts



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77 Newark Street

Haverhill, Massachusetts

Nordlund Associates is pleased to present 77 Newark Street, a 47,520 square foot industrial warehouse situated on 4.75 acres in Haverhill, Massachusetts. Constructed in 1973 with subsequent expansions in 1980 and 1983, the building features six dock-height loading doors, one grade level door and approximately 16' clear height. Located within the Business Park (BP) zoning district, providing for a wide variety of Commercial and Industrial uses.

The 4.75 acre site creates opportunity for substantial expansion of the building footprint, new stand-alone building, or increased parking/industrial outdoor yard space. Haverhill's Business Park Densification zoning reduces setbacks, increases heights and reduces parking requirements, among other features. Ownership would also consider selling the existing custom window manufacturing business and equipment.

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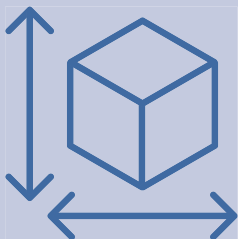
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Location Description

77 Newark Street is located within an established industrial park approximately 1 mile from Rt. 125, 1.4 miles from I-495 (Exit 109) and 12 miles from I-93, providing strong access throughout the Merrimack Valley, Southern New Hampshire, and Greater Boston markets. Property is 33 miles from Manchester Boston airport, and 37 miles from Boston Logan airport.



Property Highlights



Industrial Building Size

47,520 SF on 4.75 Acres



6 Dock-Height Loading Doors



Proximity to Highways

I-495 (1.4 miles) and I-93 (13 miles)



SPECIFICATIONS

Total Building:	47,520 SF +/- (With Expansion Potential)
Year Built:	1973
Land:	4.75 Acres +/- (Approx. 2 Acres Undeveloped)
Ceiling Height:	14'-18' +/- Clear (under joist)
Loading:	Six (6) Tailboard and One (1) Grade Level
Zoning:	Business Park (BP)
Roof:	Rubber Membrane (Approx. 2016)
Parking:	Approx. 62 Spaces (Expansion Potential)

UTILITIES

Power:	3-Phase (240V / 600 Amp)
Natural Gas:	National Grid
HVAC:	Air Conditioning in Office, 9 Modine Heaters in Warehouse
Water/Sewer:	Municipal (City of Haverhill)



Property Photos



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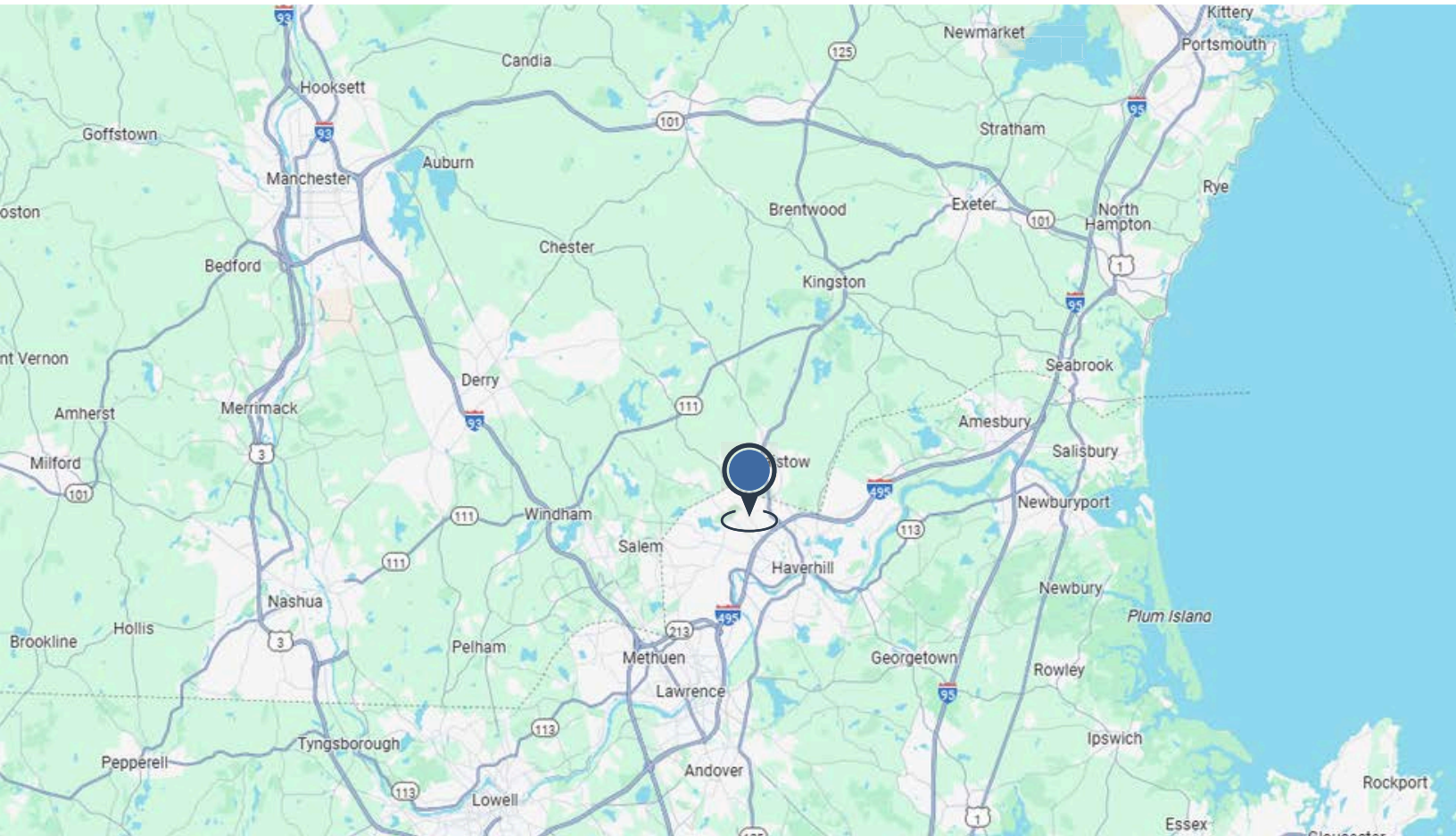
Property Photos



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Distances

I-495 (Exit 109): **4 Minutes / 1.4 Miles**



I-93: **18 Minutes / 13 Miles**



I-95: **20 Minutes / 15 Miles**



FOR MORE INFORMATION

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