



175 WARD HILL AVENUE

HAVERHILL, MA

FOR LEASE | 23,542 SF INDUSTRIAL SPACE ON 7.04 AC

- Directly off of Route 495
- 1 Mile to Route 125
- 15'-15'9" clear height

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

175 WARD HILL



PROPERTY DESCRIPTION

23,542 SF High Quality Industrial Space on 7.04 AC for Lease

PROPERTY HIGHLIGHTS

- Directly off of Route 495
- 1 Mile to Route 125
- 2.6 Miles to Route 113
- Spec office, clean, whitebox program completed

PROPERTY SPECIFICATIONS

Building Size:	202,333 SF
Available SF:	23,542 SF
Lot Size:	7.04 AC
Ceiling Height:	15' - 15'9"
Loading:	Two (2), 12'x12' loading dock doors with levelers
Lighting:	LED
Column Spacing:	25+ bay spacing
Power:	500 Amps, 120/208v
Lease Rate:	Market

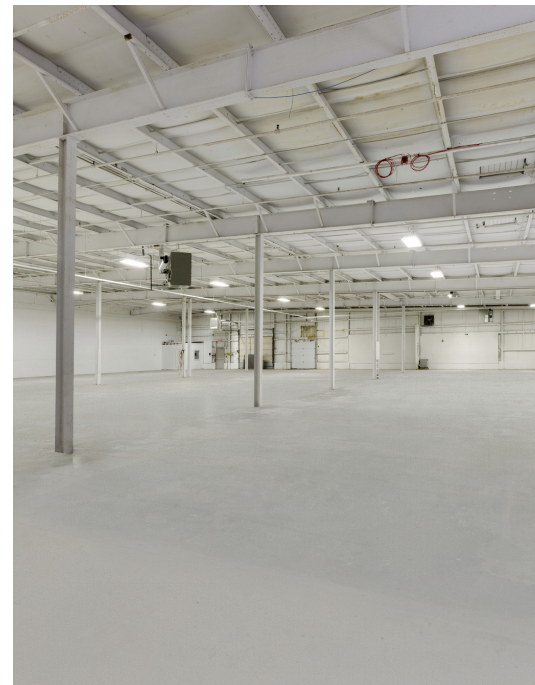
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	26,970	72,531	145,747
Total Population	69,242	194,198	391,314
Average HH Income	\$107,388	\$104,022	\$133,985







FLOOR PLAN



DANVILLE

HIGHWAY PROXIMITY

125 1.1 MILE
2 MINUTES

113 2.5 MILES
5 MINUTES

495 0.9 MILES
3 MINUTES

BOSTON
35 MILES | 40 MINS

PORTSMITH, NH
35 MILES | 45 MINS

ATKINSON

PLAISTOW

NEW HAMPSHIRE
MASSACHUSETTS

ATKINSON
HEIGHTS

495

113

93

125



175 WARD HILL,
HAVERHILL, MA

95

113

ThermoFisher
SCIENTIFIC

amazon

LYNX

pepsico

TEAM
Technologies

LIFOAM™

mks

CEDAR'S

panelclaw®
AN ENSTALL COMPANY

brekki

NORTH ANDOVER
SELF STORAGE

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