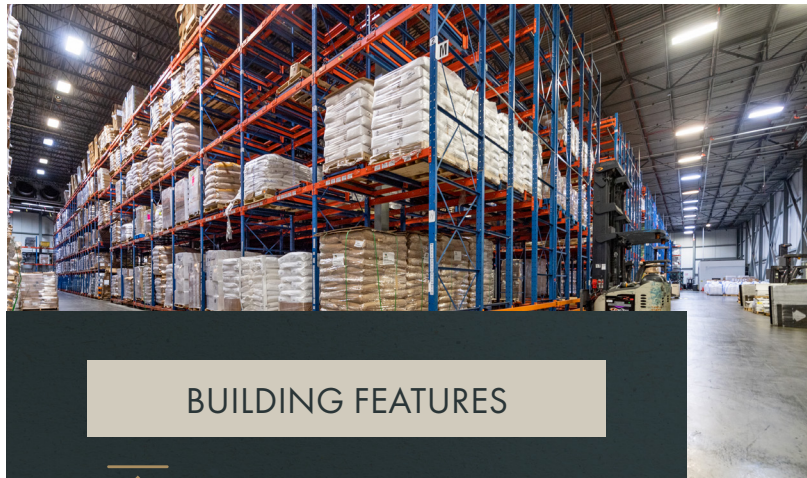


10 Creek Brook Drive Haverhill, MA

Industrial Cold Storage Space Available
For Lease $\pm 108,700$ SF
Additional Opportunity for a 60K SF Freezer Expansion





BUILDING FEATURES



37' - 40' clear



12,000 pallet positions



21 tailboard docks



60,000 SF freezer
expansion opportunity



subdividable



34 degree Farenheit cold
storage

Property Description

JLL's Industrial team is pleased to present the availability of $\pm 108,700$ SF of premier refrigerated warehouse and distribution space located at 10 Creek Book Drive in Haverhill. The existing building today consists of approximately 6,000 SF of office space and over 100,000 SF of high-bay warehouse space that can achieve 34 degree Farenheit cold storage. Sitting on over 25 acres, the site can also accommodate a 60,000 SF building expansion, ideal for a new freezer buildout.

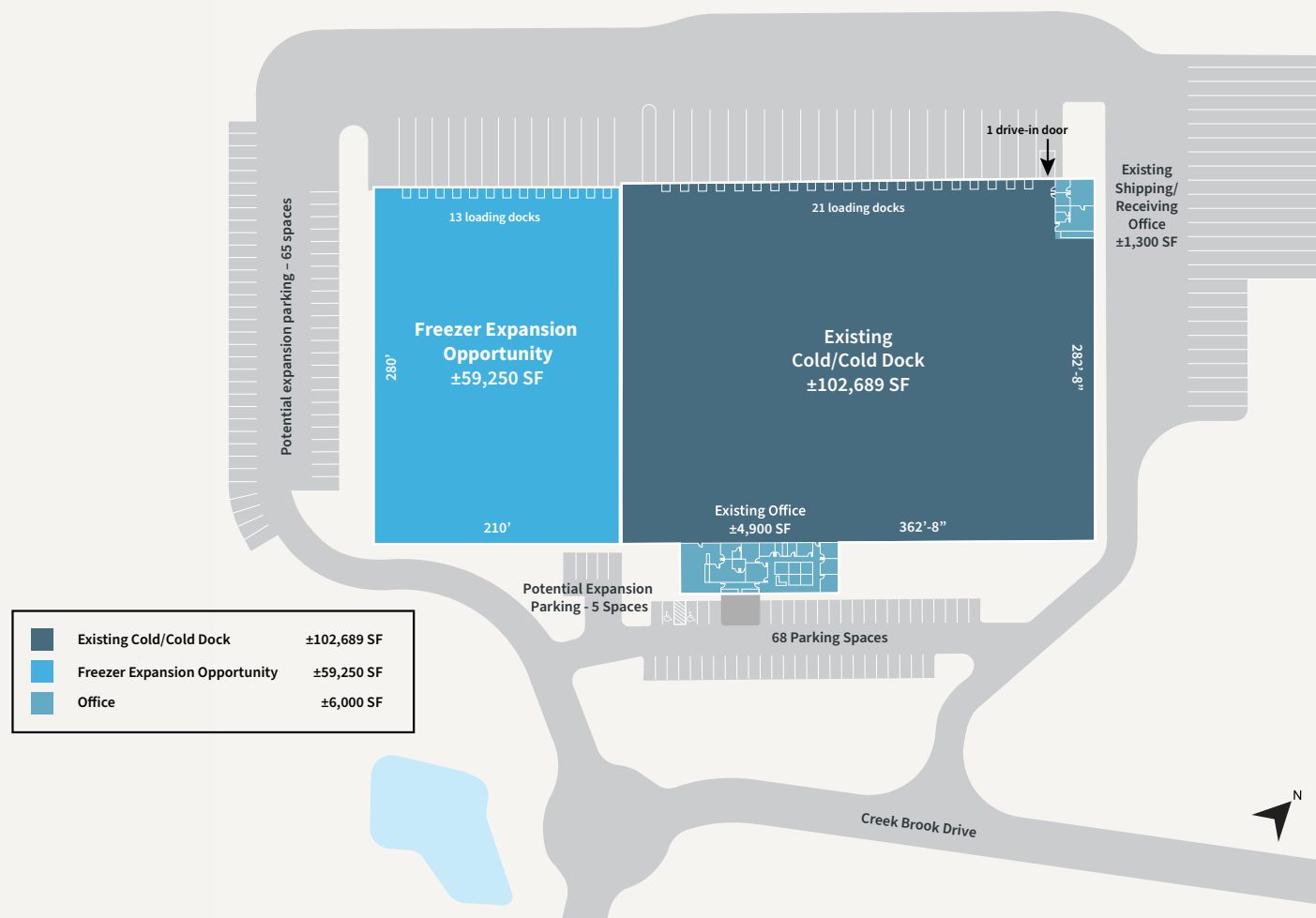
The building is conveniently located less than one mile off of Exit 108 on Interstate 495 and only 34 miles north of Downtown Boston.



Property Specifications

Existing building size	±108,700 SF	Roof	Rubber membrane
Available cool storage space	±102,689 SF	Parking	Auto: 68 Spaces Box Truck: 10 Spaces (or 20 auto spaces) Truck: 40 Spaces
Available office space	±6,000 SF	Clear height	37' - 40'
Building dimensions	363' x 283'	Loading docks	21 8'x9' loading docks (expandable to 34) 1 12'x14' drive-in door
Land acres	±25.16	Utilities	Electric: National Grid Gas: National Grid Water/Sewer : Municipal
Sprinkler	Wet & dry air charged	Zoning	Industrial
Construction	Concrete walls with insulated metal panels	Existing racking	Available
Existing refrigeration system	Freon central plant		

Site Plan



KEY DISTANCES

Salem, NH
4.7 miles

Boston, MA
34 miles

Providence, RI
86 miles

Worcester, MA
59 miles

Portland, ME
82 miles

DISTANCE TO HIGHWAYS

0.9 miles
I-495

6.8 miles
I-93

19 miles
Route 3

**10 Creek
Brook Drive**
Haverhill, MA

LOCAL NEIGHBORS

LIST
LOGISTICS

Monogram
Foods

ADMA
MANAGEMENT
CORPORATE LLC

CRANE
WORLDWIDE LOGISTICS

EDWARDS

ADAMSON INDUSTRIES CORP

amazon

DUNKIN'

HÄNS KISSEL

Prime Accessibility

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