

FOR LEASE

17 PARKRIDGE ROAD

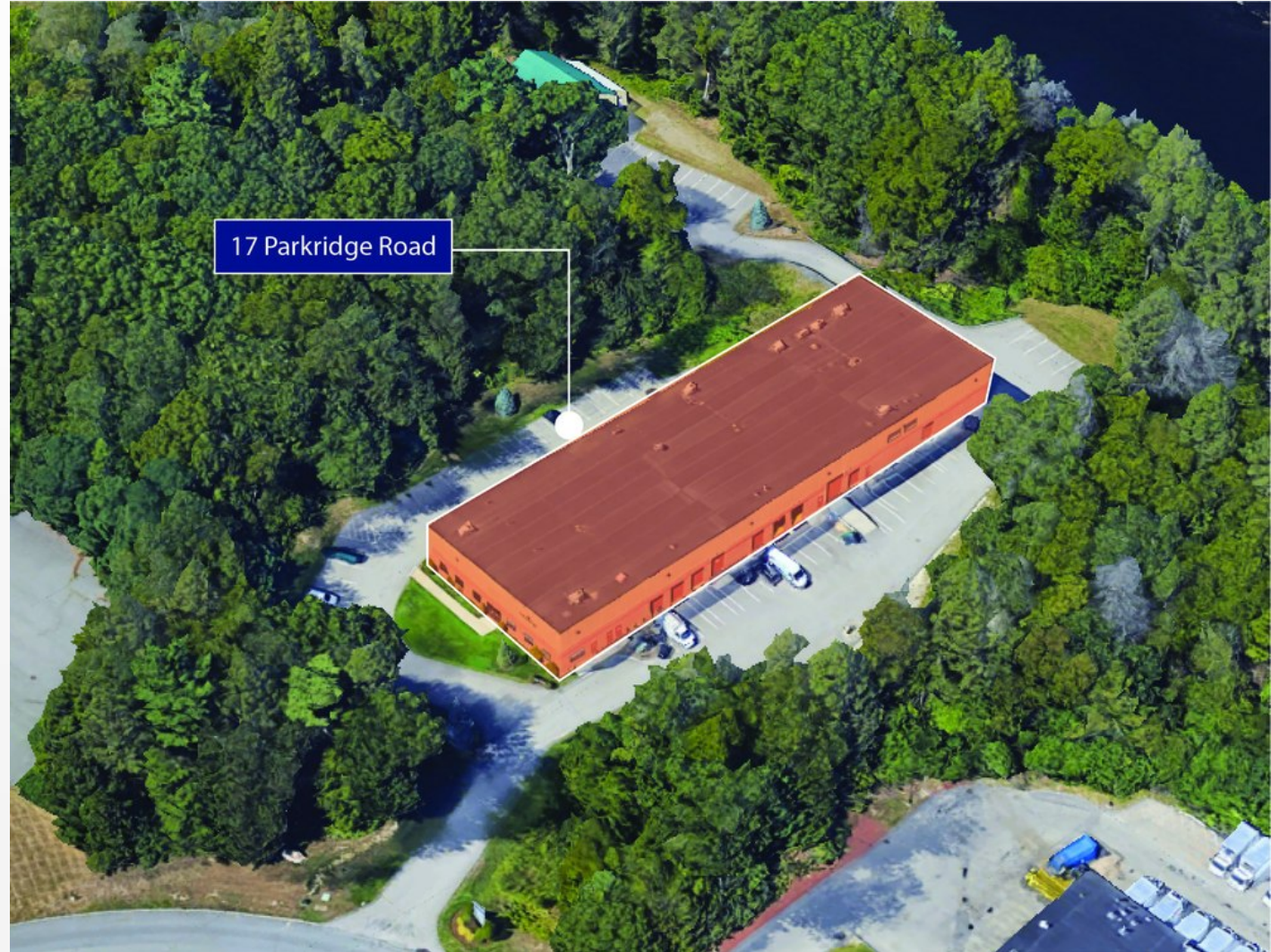
Haverhill, MA 01835

PRESENTED BY:

ARLON BROWN, SIOR

O: 508.271.9215

arlon.brown@svn.com





OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (NNN)
BUILDING SIZE:	29,280 SF
AVAILABLE SF:	6,500 - 8,000 SF
LOT SIZE:	

PROPERTY OVERVIEW

SVN | Parsons Commercial Group | Boston is pleased to present this opportunity to lease 17 Parkridge Road, a 6,520 SF Warehouse and 8,000 SF of Flex space available August 2021 in Haverhill, Massachusetts for \$10.00/SF/Year. This property is located just off of I-495 in the Ward Hill Business Park.

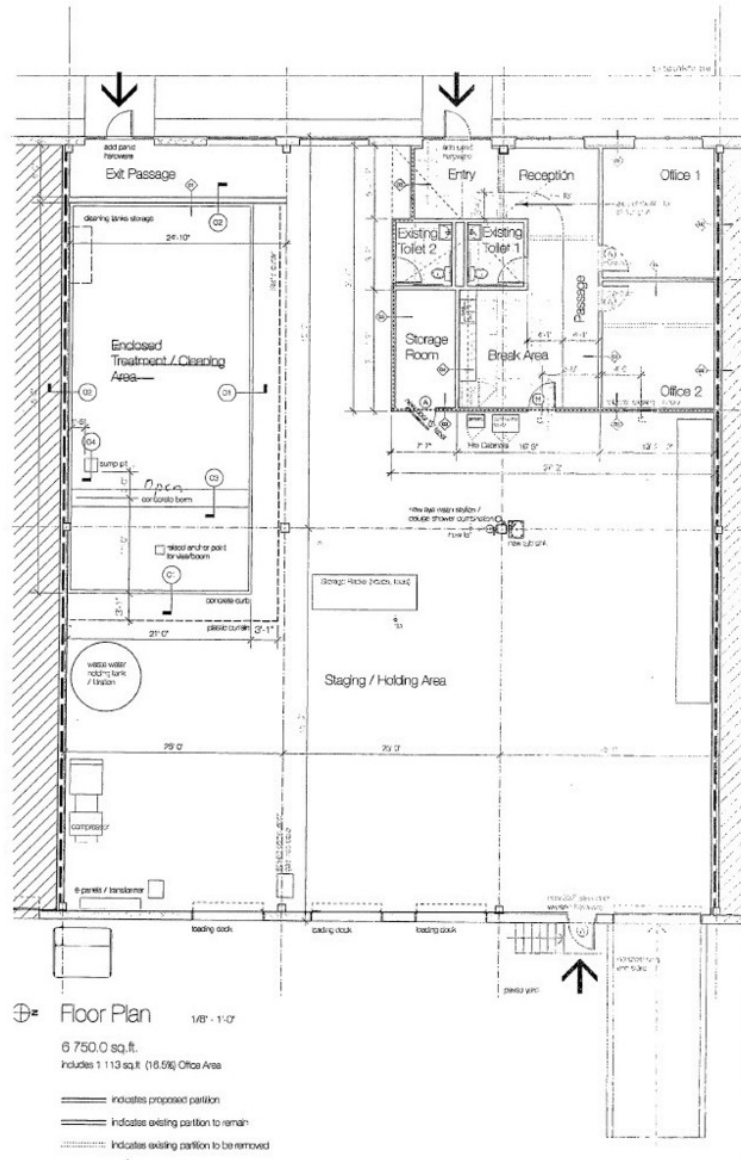
PROPERTY HIGHLIGHTS

- 20' Clear Height
- Available August 1, 2021
- 9 Loading Docks at Tailboard Height
- 2 Drive-In Doors - 12'w x 14'h
- Construction is Masonry
- Column Spacing 45'w x 25'd
- Wet Sprinkler System

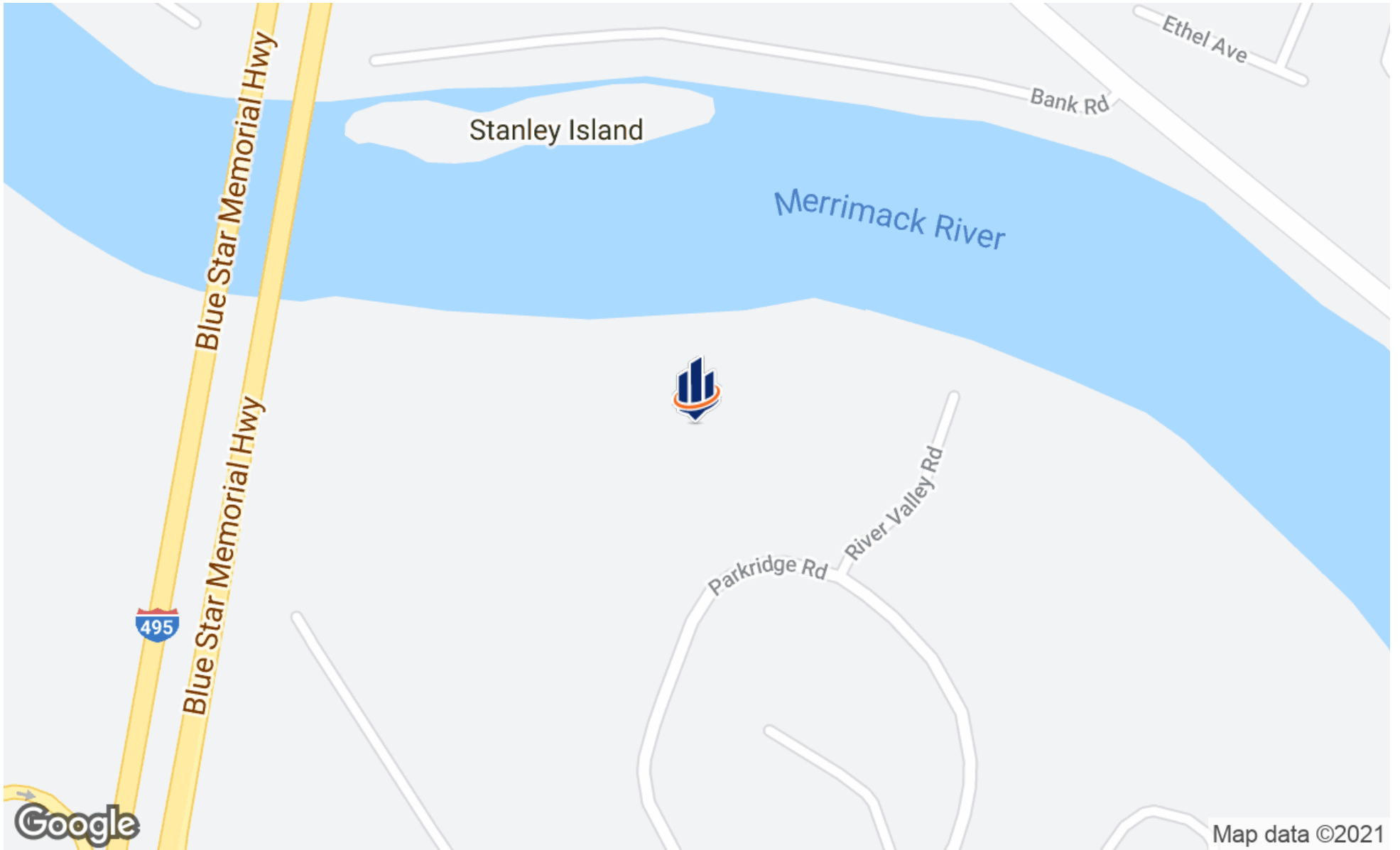
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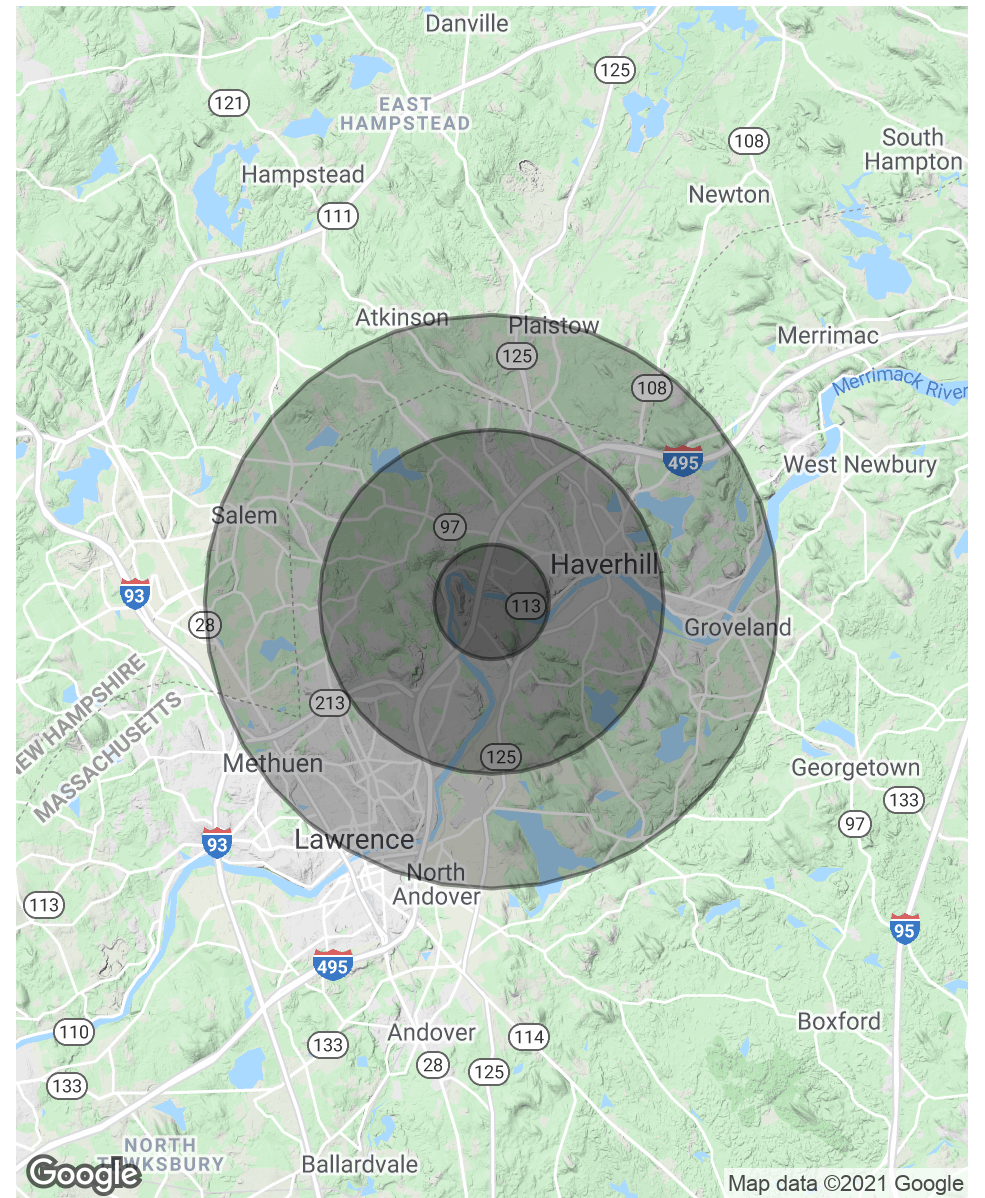
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,665	63,844	160,792
AVERAGE AGE	35.1	36.1	36.4
AVERAGE AGE (MALE)	32.5	34.7	35.2
AVERAGE AGE (FEMALE)	37.8	37.4	37.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,647	25,462	60,485
# OF PERSONS PER HH	2.5	2.5	2.7
AVERAGE HH INCOME	\$65,553	\$69,661	\$72,241
AVERAGE HOUSE VALUE	\$293,419	\$304,957	\$328,990

* Demographic data derived from 2010 US Census



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