

**64A NEWARK STREET
HAVERHILL, MA**

4,750 SF FLEX SPACE AVAILABLE FOR LEASE



R.W. HOLMES
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION PLEASE CONTACT:

MIKE OGASPIAN, SIOR
MIKEO@RWHOLMES.COM
(781) 439-5945

PROPERTY OVERVIEW

AVAILABILITY: 4,750 SF

RENTAL RATE: \$13.00/SF NNN

Tenants responsible for pro-rata share of gas, electric, and water

TOTAL BUILDING: SIZE: 9,750 SF

YEAR BUILT: 1971 (Converted to Office in 2010)

CONSTRUCTION: Slab on Grade
Metal Butler Building with Vinyl Siding

ROOF: Metal (New in 2010)

HVAC: Split System for Heat & AC

FIRE PROTECTION: Dry Sprinkler System
Fire Alarm System Tied Into Haverhill Fire Dept.

UTILITIES: City of Haverhill Water & Sewer

PARKING: 15 Spaces

SUITE FEATURES & AMENITIES:

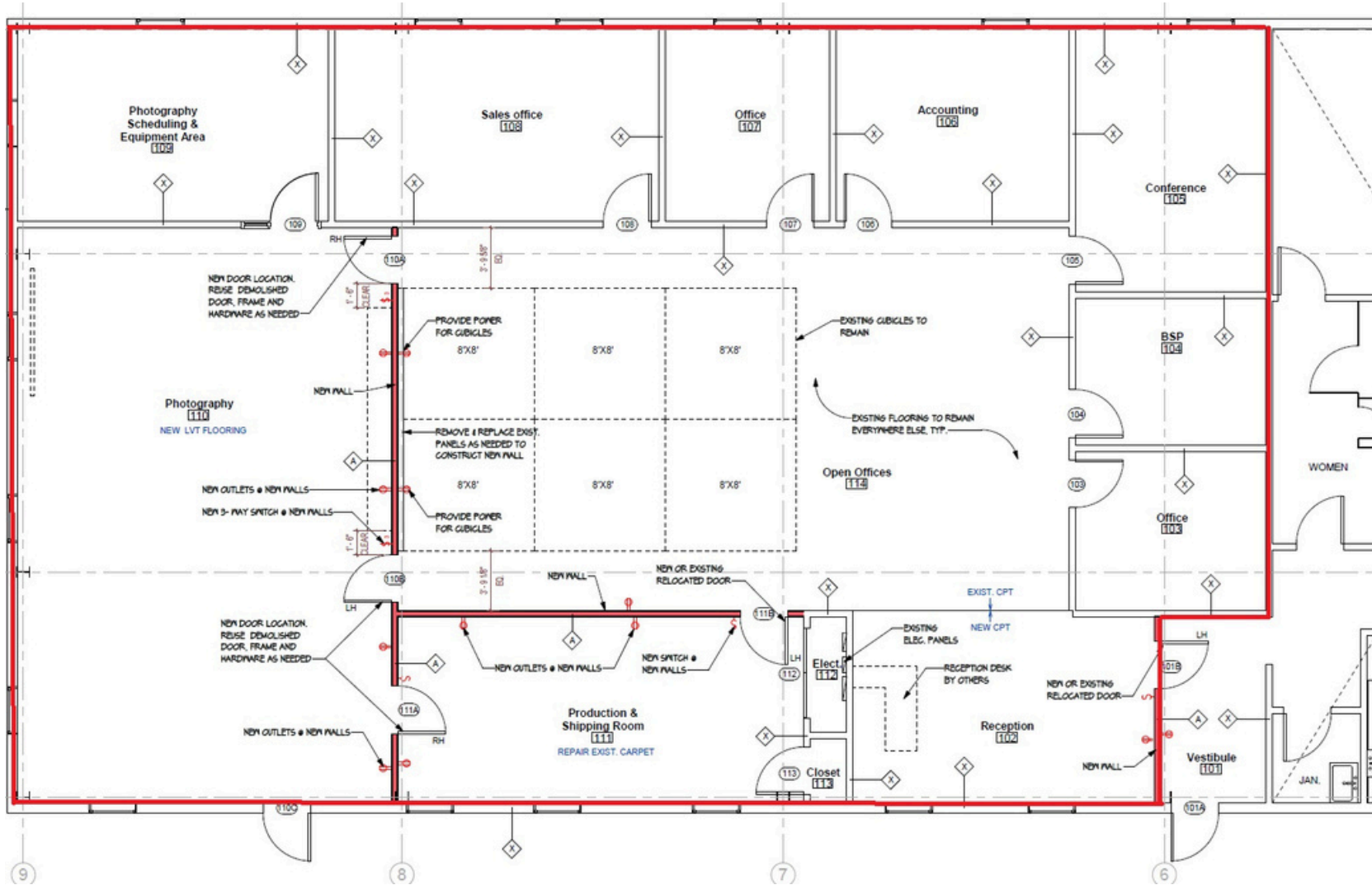
- Reception Area
- Conference Room
- Printing Room
- 7 Private Offices
- Open area with 6 modular cubicles (included at no extra cost)
- Back open space (previously a photography studio)
- Common area break room and restrooms

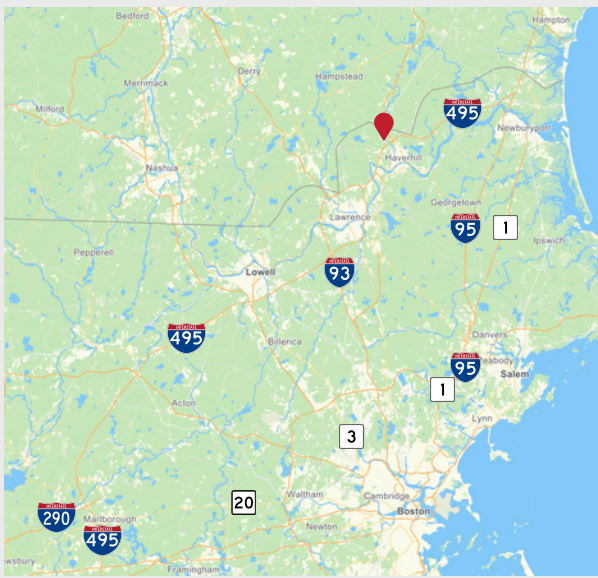
HIGHLIGHTS:

- Ideal for office or light assembly/manufacturing users
- Landlord open to modifications, including adding double-wide doors for forklift access
- Discounted electrical service available due to on-site solar panels
- Campus-like setting with easy highway access



FLOOR PLAN





LOCATION AND ACCESS



10 MILES

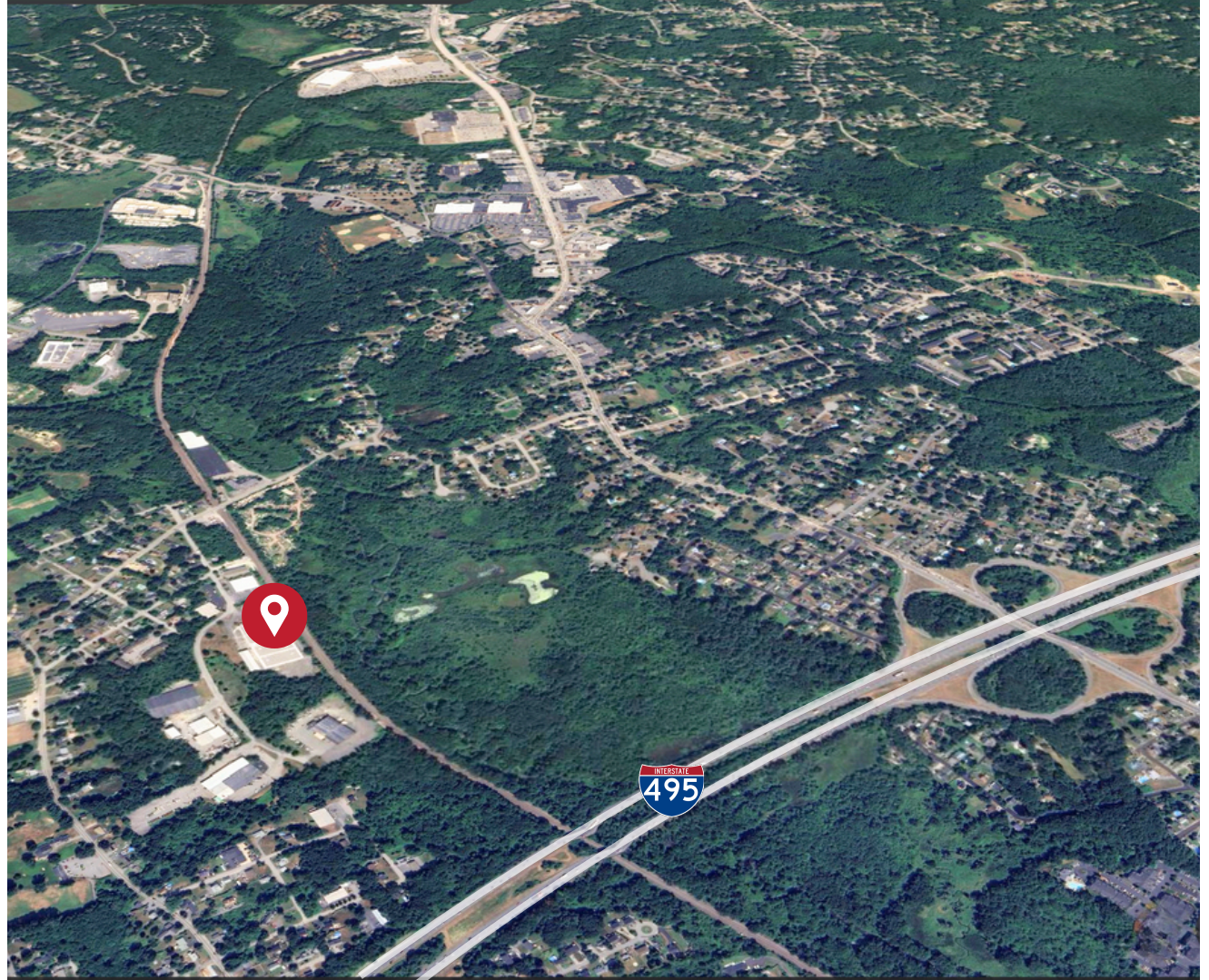


1 MILE

NASHUA 27 MILES

BOSTON 37 MILES

WORCESTER 27 MILES



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R. W. HOLMES COMMERCIAL REAL ESTATE 321 COMMONWEALTH ROAD, SUITE 202, WAYLAND, MA 01778
(508) 655-5626 | FAX (508) 651-3415 | INFO@RWHOLMES.COM | WWW.RWHOLMES.COM