

# 26 PARKRIDGE ROAD

HAVERHILL, MASSACHUSETTS

FOR  
LEASE



FLEX / OFFICE ◀

16,210 SF AVAILABLE (SUBDIVIDABLE)



# FIRST-CLASS Flex/Office Space Available to Fit a Range of Requirements

## 16,210 SF AVAILABLE FOR LEASE

### AREA AMENITIES

Close proximity to a wealth of area amenities including shopping, dining, fitness and hotels

### STRATEGIC LOCATION

Situated within Ward Hill Business Park and just 1.6 miles from Interstate 495. Just 30 Minutes from downtown Boston and Logan International Airport, and within 40 minutes of Manchester International Airport.

### CLASS A SPACE

Very attractive and professional Flex/R&D & office space set within a first class suburban park



LARGE & SMALL  
SPACES AVAILABLE



MBTA COMMUTER RAIL  
NEARBY



AREA RETAIL



NUMEROUS DINING OPTIONS

## ▶ ±42,000 SF BUILDING

LAND AREA:	2.25 acres
STORIES:	2
YEAR BUILT:	2000
ZONING:	BP
PARKING:	75 Spaces - 1.33/1,000 SF

## ▶ AVAILABLE SPACE

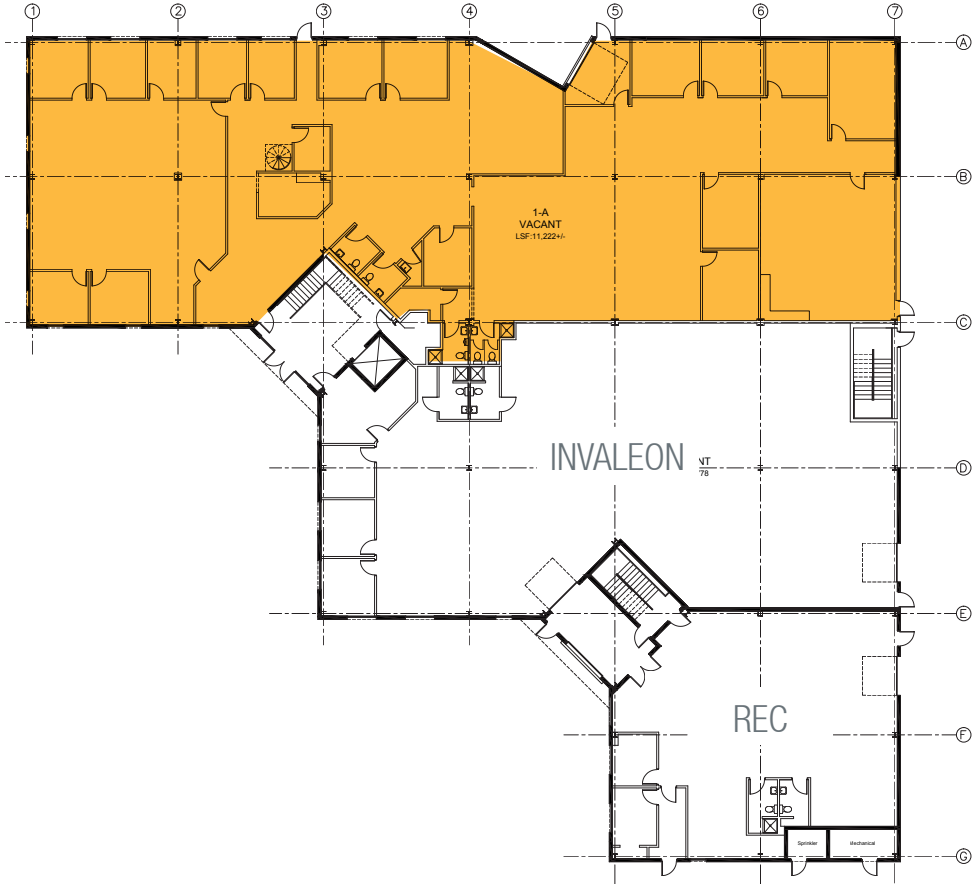
**FIRST FLOOR: (OFFICE OR R&D)** 11,150 SF

**SECOND FLOOR: (OFFICE)** 5,060 SF

## BUILDING SYSTEMS

ELEVATOR:	1
LOADING:	One exterior dock with leveler; one drive-in may be added
CEILING HEIGHT:	12' Clear
FLOOR:	1 and 2
ROOF:	2016
SPRINKLERS:	Wet
HVAC:	Yes
POWER:	Substantial
UTILITIES:	Gas: National Grid
	Electric: National Grid
	Water/Sewer: City of Haverhill
	Telecom: Verizon & Comcast

► FIRST FLOOR



► SECOND FLOOR





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## FOR LEASE : 16,210 RSF (SUBDIVIDABLE)

### CONTACT US TO ARRANGE A TOUR

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