

# Executive Summary



## LEASE OVERVIEW

**AVAILABLE SF:** 30,000 SF

**LEASE RATE:** \$8.95 SF/Yr (NNN)

**LOT SIZE:** 5.56 Acres

**BUILDING SIZE:** 66,000 SF

**CEILING HEIGHT:** 22.0 FT

**YEAR BUILT:** 2005

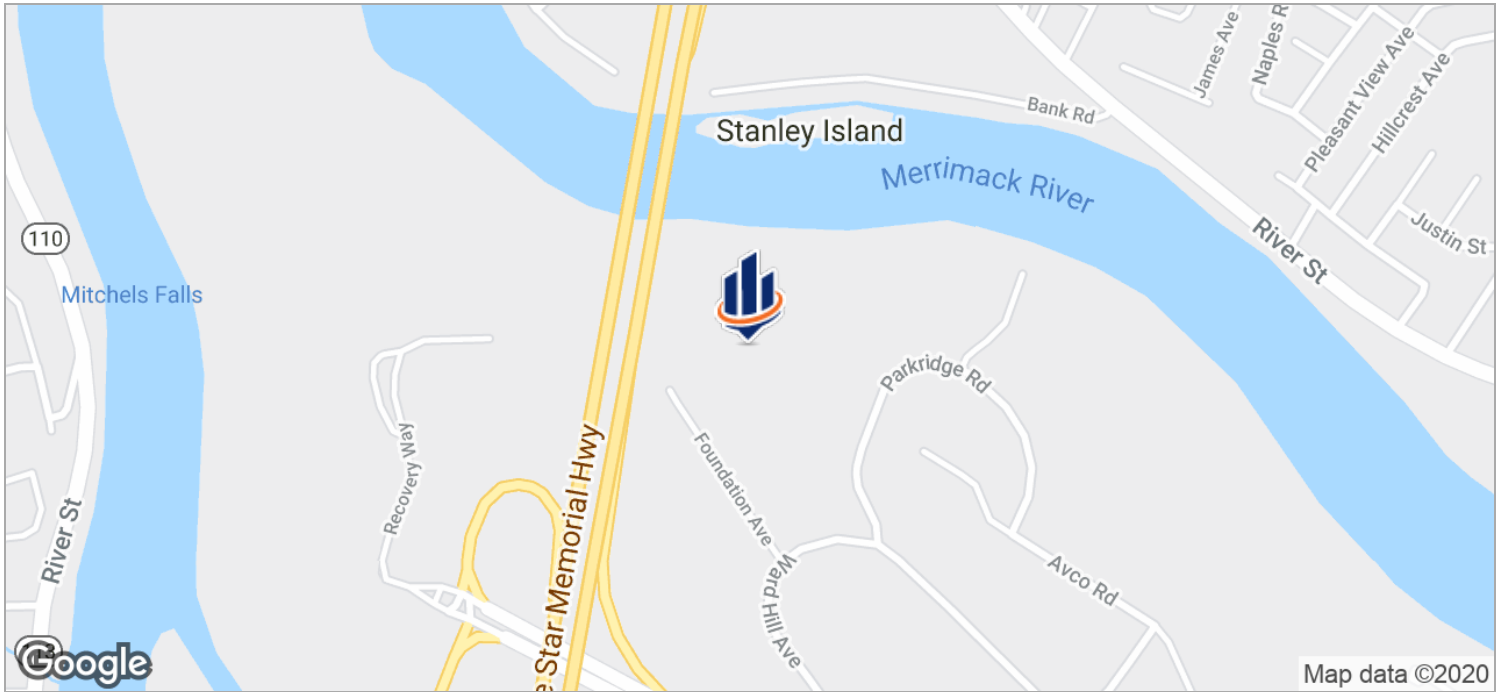
## PROPERTY DESCRIPTION

SVN Parsons Commercial Group Boston is pleased to announce the availability of 30,000 SF at 55 Foundation Ave in Haverhill, MA.

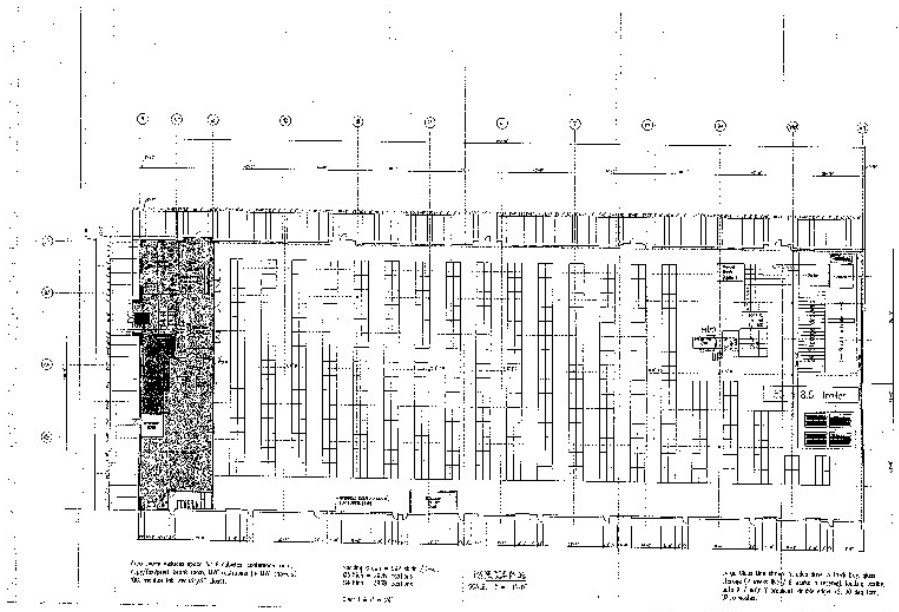
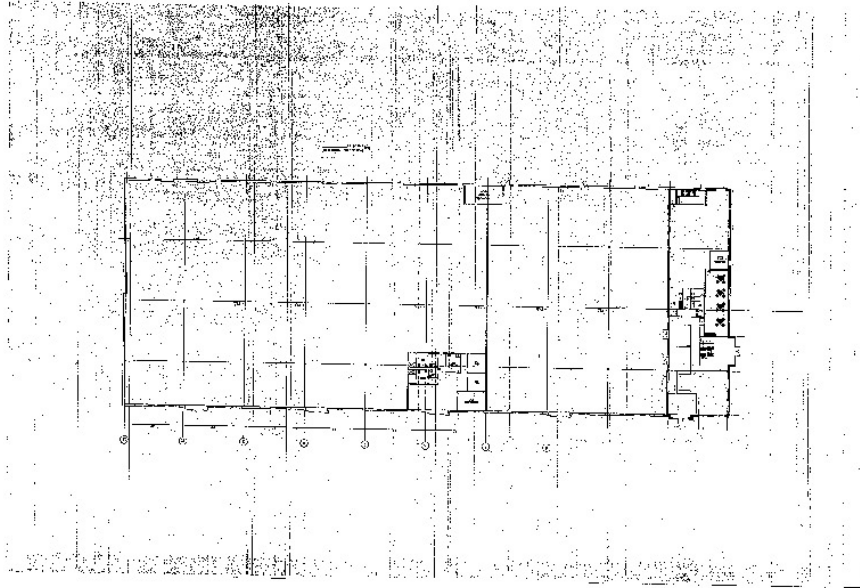
## PROPERTY HIGHLIGHTS

- Utilities Include: Gas (Natural), Sewer (City) and Water (City)
- Sprinklers: Wet
- 4 Loading Docks
- 1 Drive-In Door

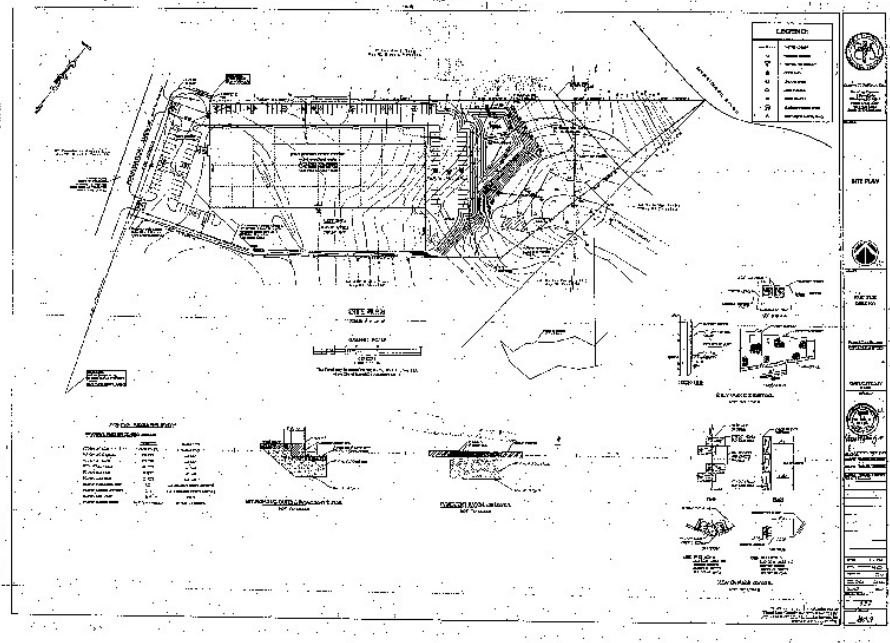
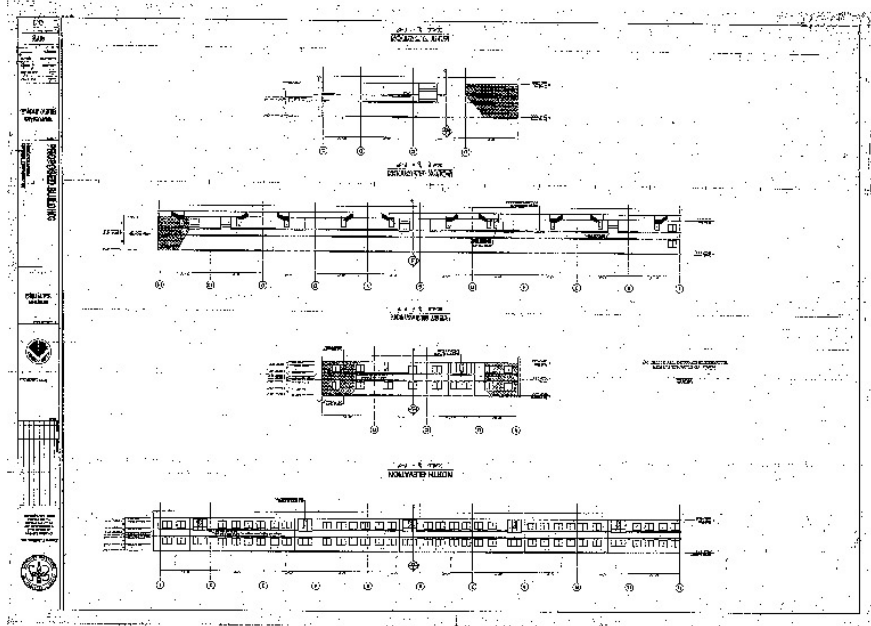
# Location Maps



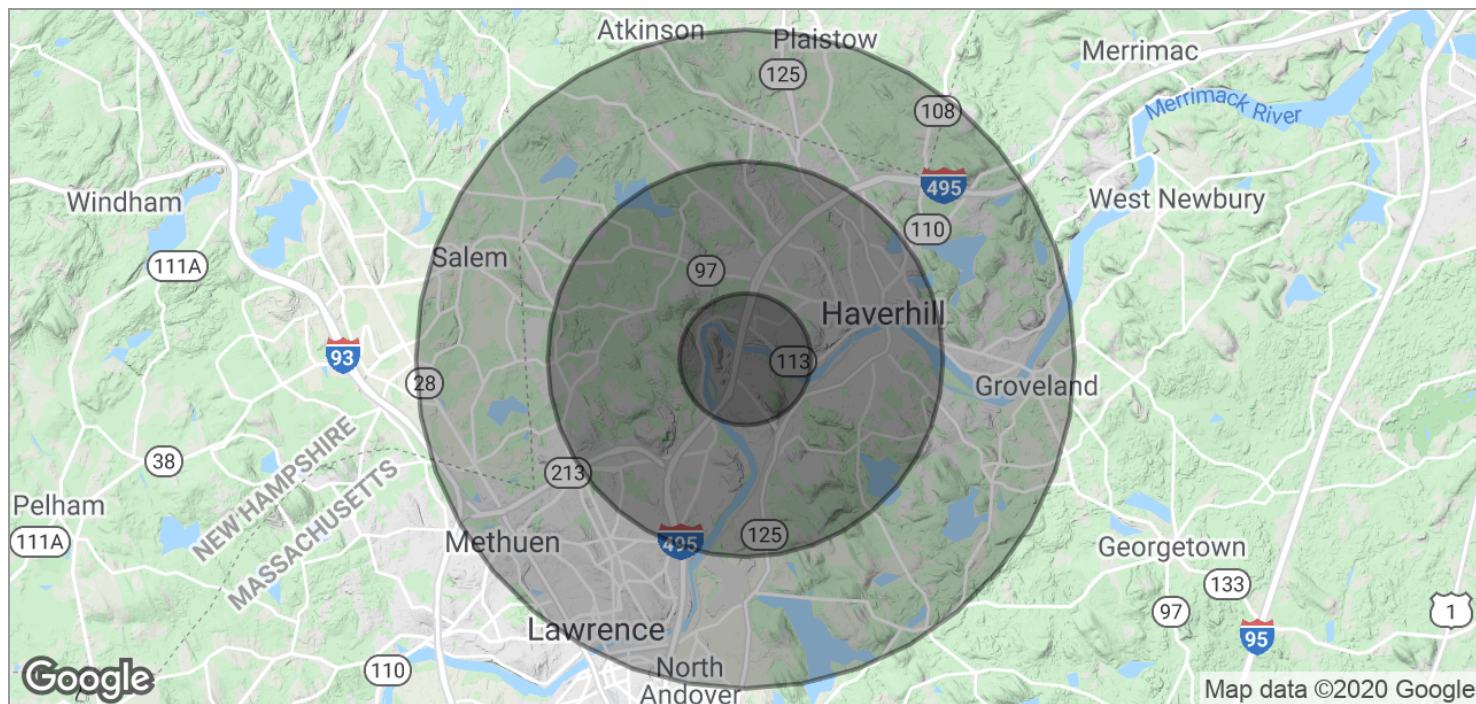
# Additional Photos



# Additional Photos



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,901	61,827	168,543
MEDIAN AGE	35.3	36.1	36.2
MEDIAN AGE (MALE)	32.8	34.8	35.1
MEDIAN AGE (FEMALE)	37.8	37.3	37.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,331	24,555	63,403
# OF PERSONS PER HH	2.5	2.5	2.7
AVERAGE HH INCOME	\$68,192	\$70,340	\$70,926
AVERAGE HOUSE VALUE	\$296,356	\$307,270	\$329,092

# Advisor Bio & Contact 1



## Arlon Brown, SIOR

Senior Advisor

SVN | Parsons Commercial Group - Boston

Arlon I. Brown, SIOR is a Senior Advisor for SVN Parsons Commercial Group Boston based in Framingham, Massachusetts. With over 40 years of commercial real estate experience, Mr. Brown is a valuable asset to servicing of his client's real estate needs. He focuses on brokerage activities including investment sales, leasing and consulting as both a tenant and owner's representative throughout the Suburban Boston market. He focuses on the major real estate sectors office, industrial, retail and development properties.

Mr. Brown holds the distinctive SIOR (Society of Industrial & Office Realtors) designation for over 31 years.

### Education:

Bachelor of Science in Business Administration- Graduated Cum Laude from Boston University

Masters of Business Administration with distinction from Suffolk University

Attended Harvard University's Real Property Institute

### Transaction Summary:

over \$800 million in property transactions completed

Over 1,000 individual transactions [sales and leases] completed

Over 5 million square feet of property sold or leased

### Professional Affiliations:

CBA Achievement Award [2000, 2002, 2003]

Member of the Society of Industrial & Office Realtors [SIOR]

Real Estate Brokerage License- Commonwealth of Massachusetts

Real Estate Brokerage License- State of Maine

Former adjunct professor- Northeastern University

Former Board of Directors- Boston University School of Management

Former member of the Southborough Zoning Board of Appeals

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# Advisor Bio & Contact 2



## Alex Berger

Senior Advisor

SVN | Parsons Commercial Group - Boston

Alex Berger is an Advisor for SVN|Parsons Commercial Group BOSTON. He focuses on serving the commercial real estate requirements (leasing and sales) for clients throughout the Suburban Boston markets as both a tenant and owner's representative.

Prior to joining SVN|Parsons Commercial Group BOSTON, Alex was an Associate at the R.J. Kelly Company, based in Burlington, Massachusetts where his responsibilities included both tenant and landlord representation for office and industrial clients in the 128 North Market.

Alex's primary focus is on communities located within the I-495 and I-95 belts as well as the Route 3 Corridor, specializing in both tenant and landlord representation for office, industrial, research and development, manufacturing, medical, bio-tech and development properties.

Licensed Real Estate Broker in Massachusetts and New Hampshire.

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Framingham, MA 01701



# DISCLAIMER

55 FOUNDATION AVE | 66,000 SF | HAVERHILL, MA

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

