

100

GRIFFIN BROOK PARK DRIVE

METHUEN, MA



FLEXIBLE USE, STRATEGICALLY LOCATED, EFFICIENT FLOOR PLATE
OFFICE / FLEX / MANUFACTURING SPACE - 9,685 SF AVAILABLE IMMEDIATELY

CBRE/NE is pleased to present 100 Griffin Brook Park Drive. This site is conveniently located on Route 110 in Methuen and is easily accessible to Route 495 and Route 93. Just 28 miles from Downtown Boston and five minutes from the New Hampshire border, this unique opportunity features 16' clear height, an extensive window line, and a healthy parking ratio.

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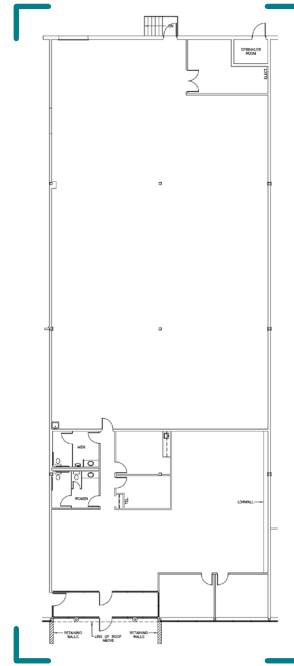
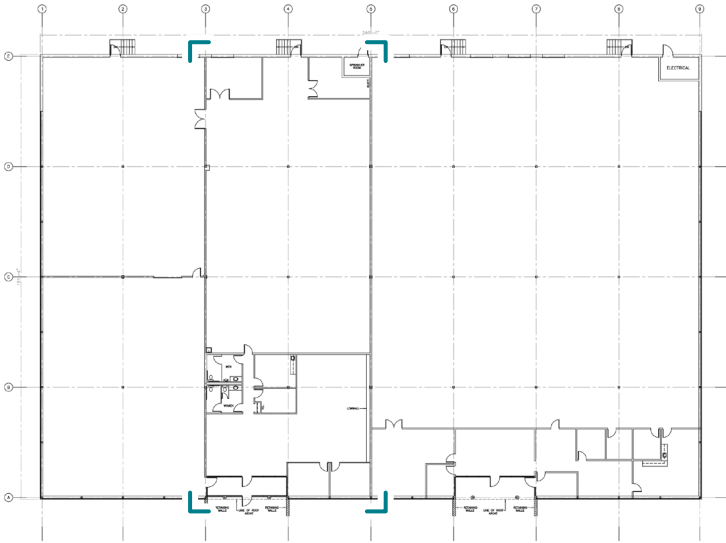
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FLOOR PLAN



PROPERTY HIGHLIGHTS

AVAILABLE SF: 9,685 SF

YEAR BUILT: 1989

ACRES: 5.08

TOTAL BUILDING SIZE: 38,740 SF

CLEAR HEIGHT: 9-16'

COLUMN SPACING: 30' x 40'

LOADING DOCKS: Four external

PARKING: 3.20/1,000SF

STORIES: One

ZONING: IL, Methuen

CONSTRUCTION: Masonry

ROOF: Rubber membrane

FLOOR: Two-part epoxy sealer

HVAC: Fully air-conditioned and gas heated

FIRE PROTECTION: Wet

ELECTRICAL: 1,600A/120-240V, 3ph, 4w (heavy)

WATER & SEWER: City of Methuen

TAXES: \$1.72/SF (2017)

DRIVING DISTANCES

INTERSTATE 93: 1.3 miles

INTERSTATE 495: 4.7 miles

ROUTE 3: 11.3 miles

INTERSTATE 95: 22.3 miles

BOSTON/LOGAN AIRPORT: 27.9 miles



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