

TEN

CREEK BROOK DRIVE
HAVERHILL, MA



AVAILABLE FOR SALE OR LEASE

50,000-108,689 SF REFRIGERATED WAREHOUSE & DISTRIBUTION FACILITY

Colliers International is pleased to present a premier refrigerated warehouse and distribution building located at 10 Creek Brook Drive in the Metro North market. Situated off Exit 50 on Interstate 495, the building is currently occupied by CF Cold Storage.

The building consists of 50,000-108,689 SF, which includes $\pm 6,000$ SF of office space, 91,689 SF of high-bay 34° Fahrenheit cold storage, and 11,000 SF of cooler deck serviced by 20 tailboard docks. The exterior features a super-insulated roof and a curtainwall constructed of energy-efficient metal sandwich panels with punch windows. The project required extensive site preparation, including preparing the grade for up to 50,000 SF of expansion. The facility is located less than a mile from Interstate 495 and 30 minutes from Boston.



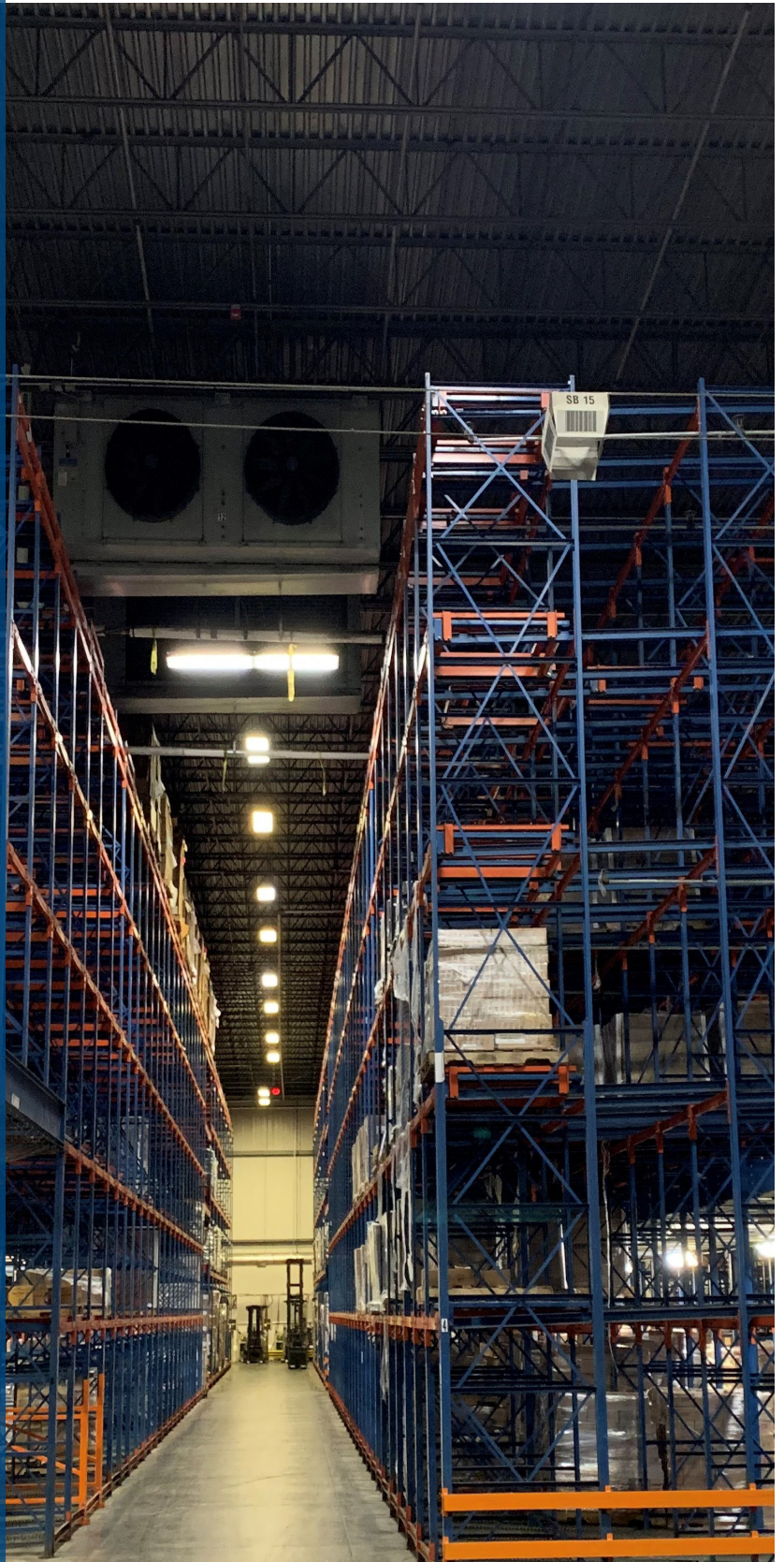
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BUILDING SPECIFICATIONS:

Building Size:	108,689 SF
Available Space:	50,000-108,689 SF
Office:	±6,000 SF
Cold Storage:	91,689 SF of high bay 34° Fahrenheit cold storage
Cooler Deck:	11,000 SF
Land Area:	±25.16 acres
Parking:	190 spaces
Stories:	One
Clear Height:	37-40'
Sprinklers:	100% wet and dry pre- action, air charged
Tailboard Loading	21, 8' x 9'2" doors with levelers
Docks:	
Drive-In:	One 12' x 14'
Utilities:	City sewer and water
Construction:	Concrete walls with energy-efficient insulated corrugated metal panels
Roof:	Super-insulated flat rubber membrane roof
Zoning:	Industrial
Expansion:	Prepared for up to 50,000 SF expansion
Location:	Less than a mile from Interstate 495 and 30 minutes from Boston

50,000-108,689 SF REFRIGERATED
WAREHOUSE & DISTRIBUTION FACILITY

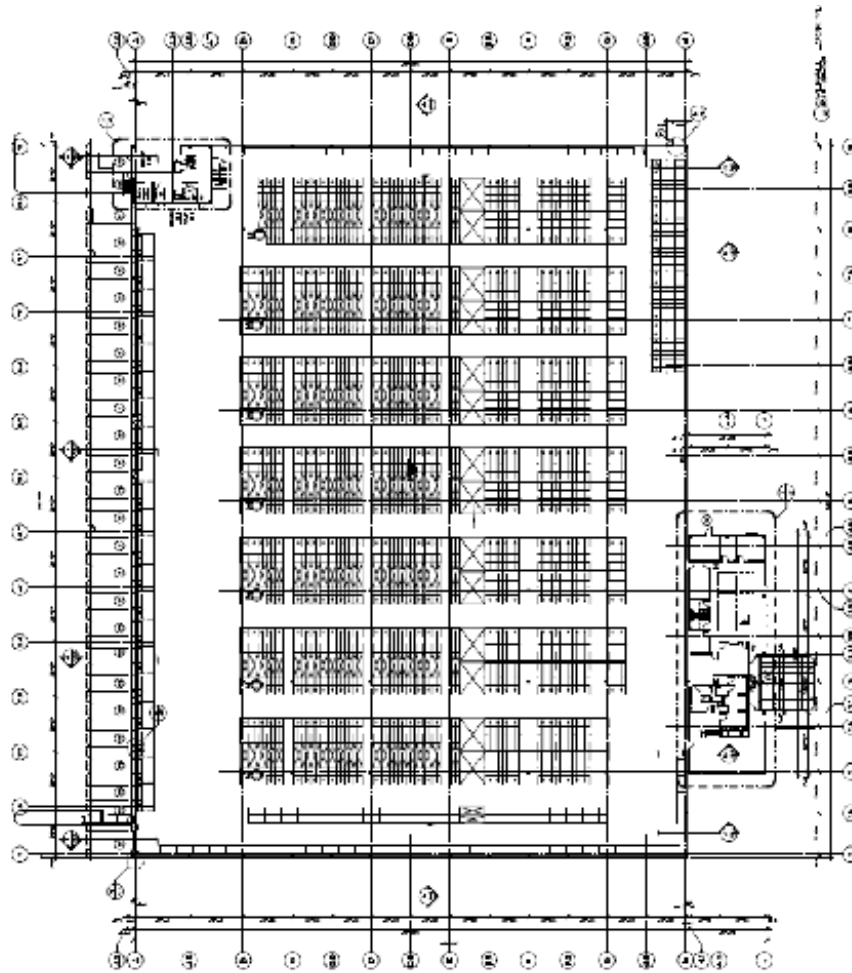


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CREEK BROOK
DRIVE

REFRIGERATED WAREHOUSE
& DISTRIBUTION FACILITY
50,000-108,689 SF AVAILABLE

FLOOR PLAN



SITE PLAN



LOCATION



Less than a mile from I-495
and Route 97



Thirty minutes from downtown Boston
Less than fifteen minutes from the New Hampshire border



CONTACT US

Greg Klemmer
617.330.8044
greg.klemmer@colliers.com

Tim Brodigan
617.330.8037
tim.brodigan@colliers.com

Jake Borden
617.330.8162
jake.borden@colliers.com

Dan Driscoll
617.330.8023
dan.driscoll@colliers.com

Tim Allen
617.330.8031
tim.allenl@colliers.com

160 Federal Street | Floor 11 | Boston, MA 02110 | 617 330 8000 | colliers.com

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