



10 CREEK BROOK DRIVE, HAVERHILL, MA

Class A Refrigerated Warehouse Lease Opportunity

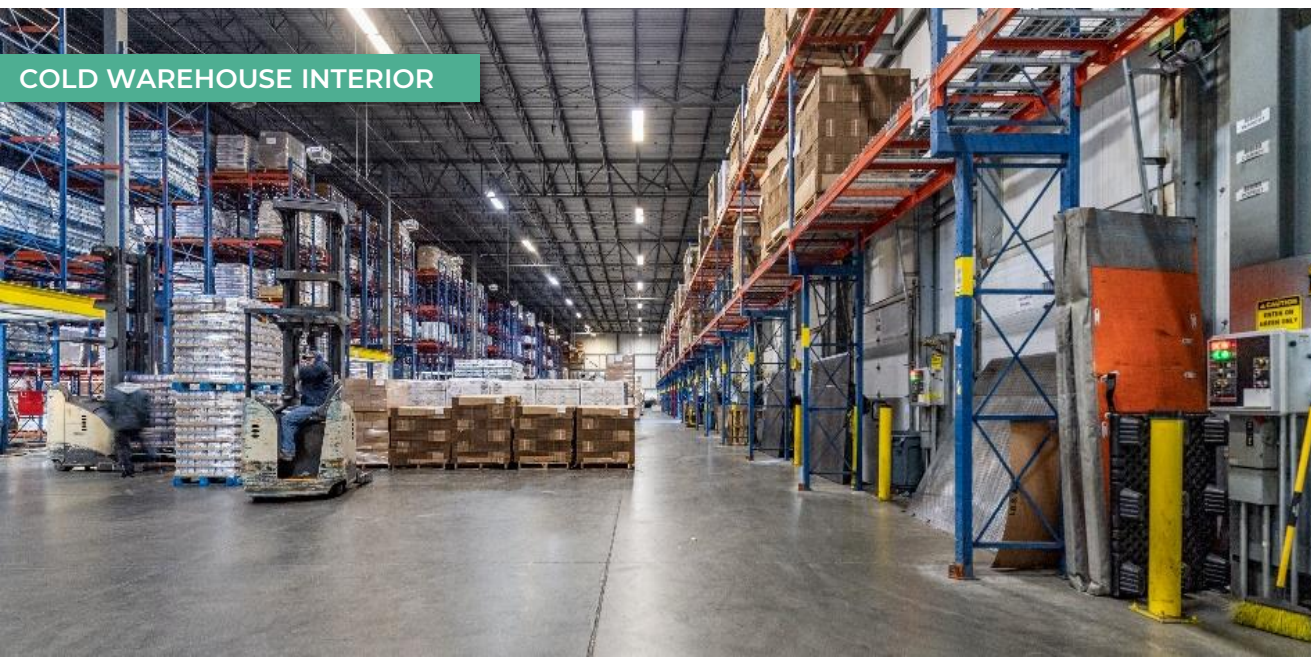
10 CREEK BROOK DRIVE, HAVERHILL, MA
PROPERTY PHOTOS



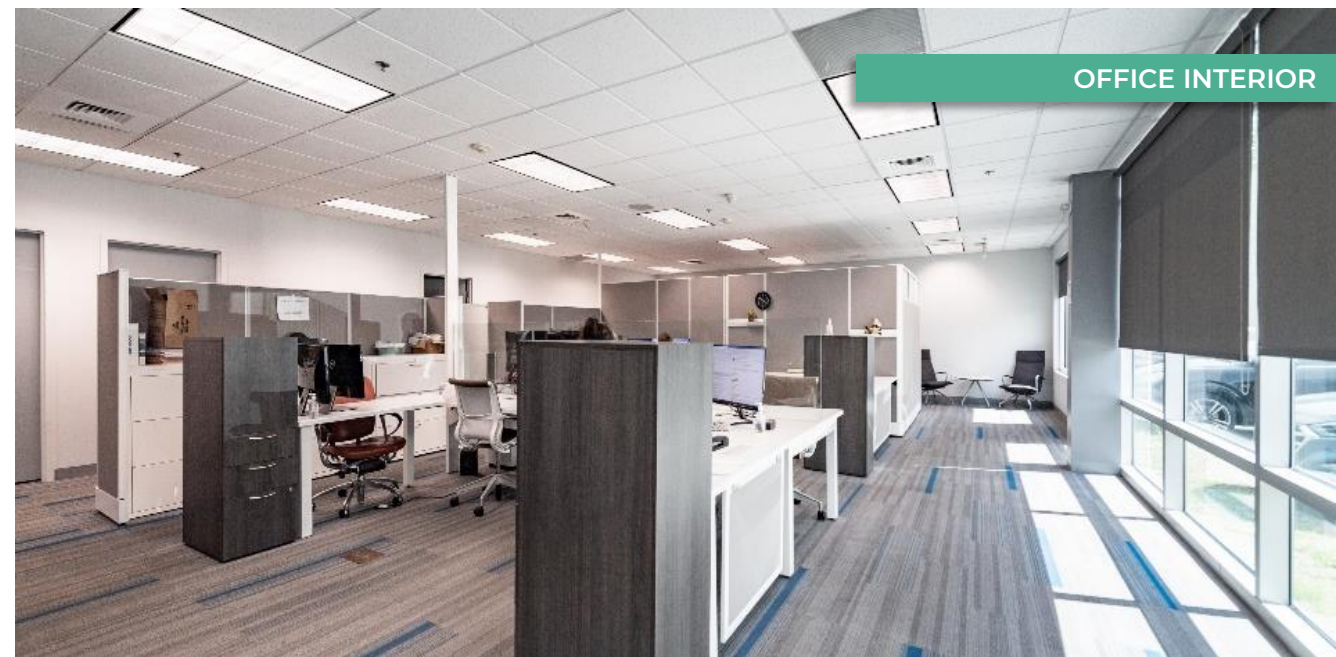
BUILDING AERIAL



TRUCK COURT & COLD DOCKS



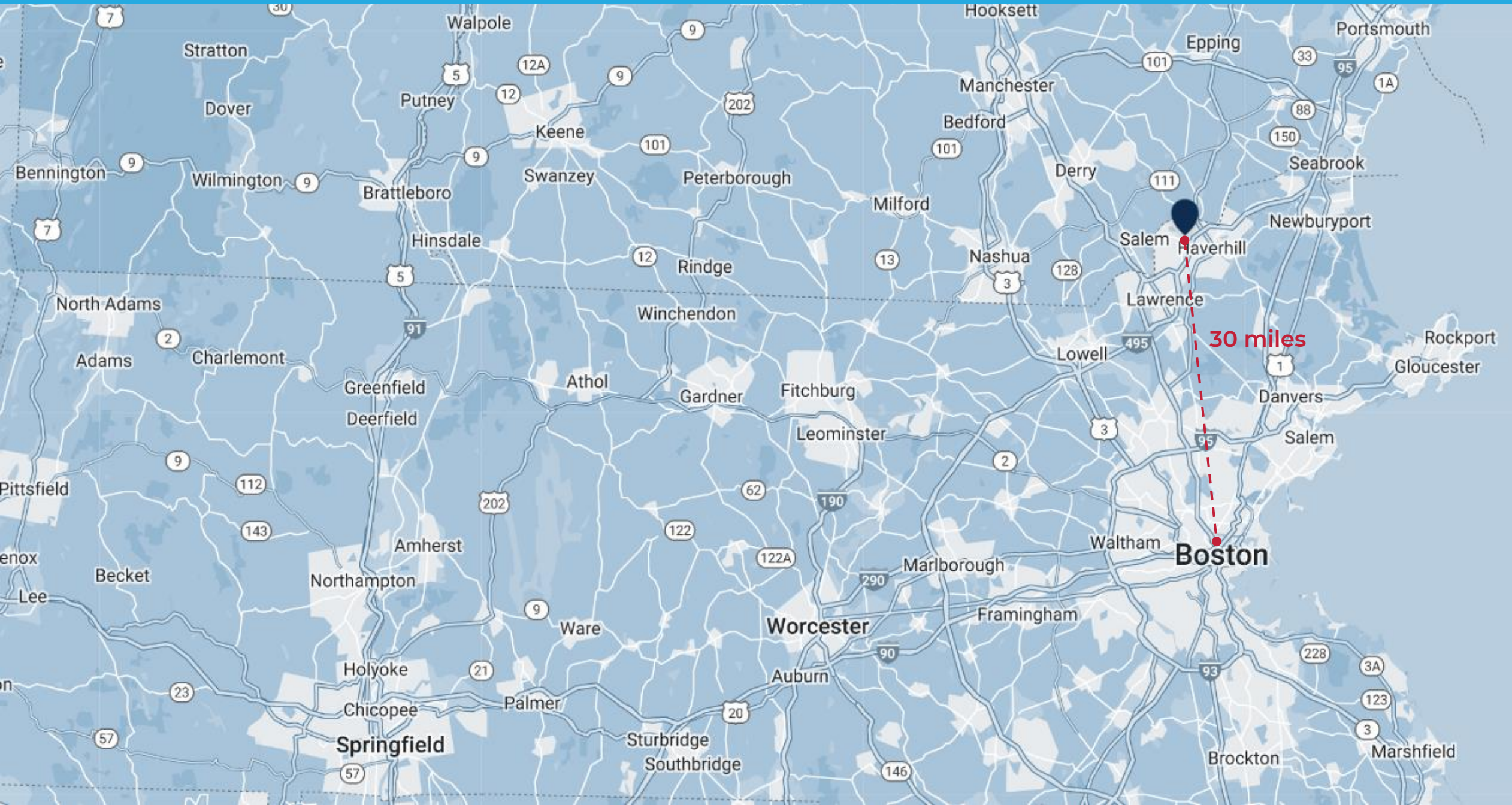
COLD WAREHOUSE INTERIOR



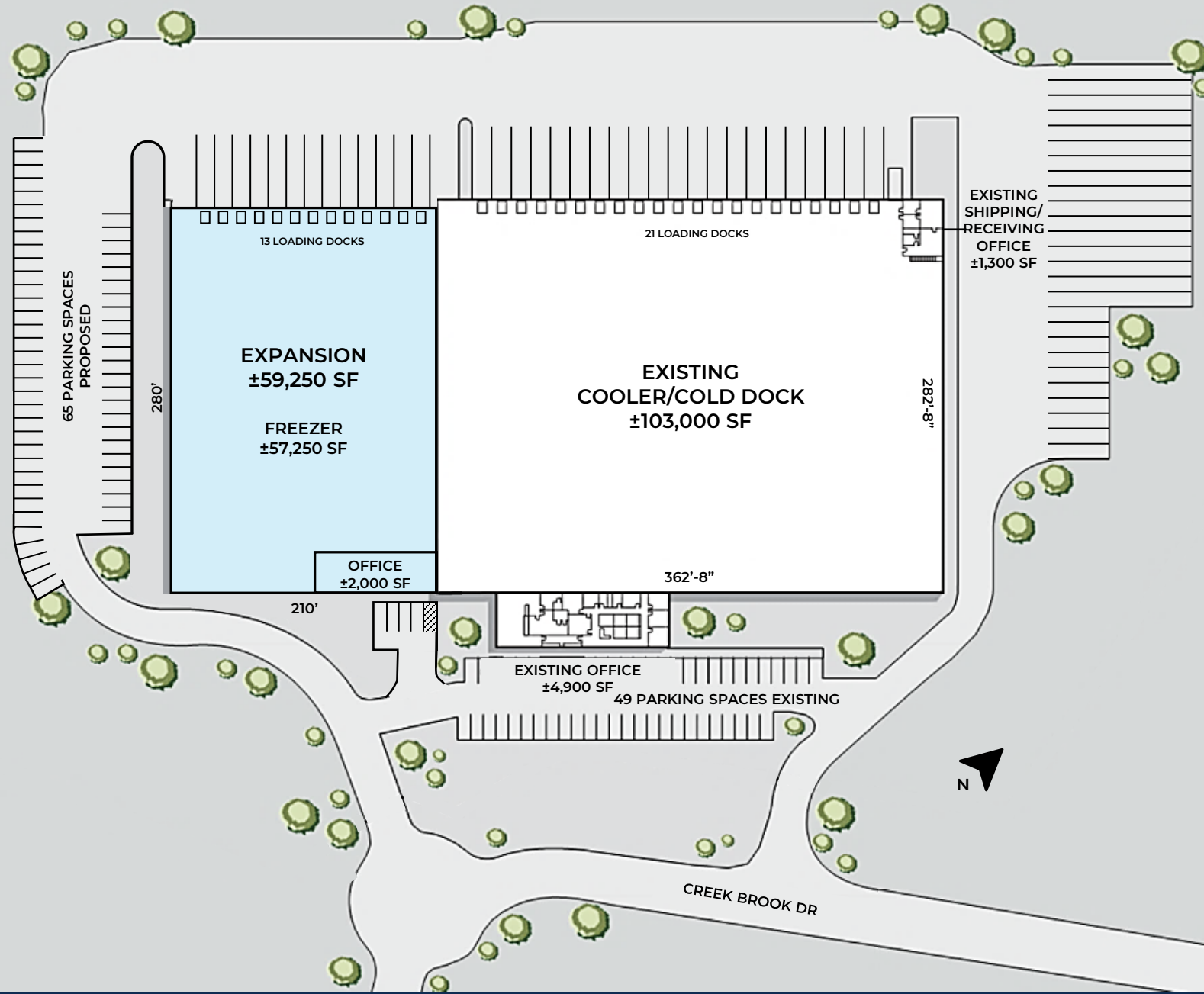
OFFICE INTERIOR

10 CREEK BROOK DRIVE, HAVERHILL, MA

LOCATION



SITE PLAN & PROPOSED EXPANSION



10 CREEK BROOK DRIVE, HAVERHILL, MA

PROPERTY SPECS



ADDRESS	10 Creek Brook Drive Haverhill, MA 01832		
PARCEL ID	548-1-3C		
SITE AREA FAR	±23.16 acres 0.11 FAR		
ZONING	BP – Business Park		
FEMA FIRM FLOOD ZONE	25009C0067F Zone X		
YEAR BUILT RENOVATED	2003		
BUILDING CONFIGURATION	Rear-load		
BUILDING DIMENSIONS	±323' × ±363'		
EXISTING BUILDING AREA	Cooler	±91,489 SF	84%
	Cold Dock	±11,000 SF	10%
	Office	±6,200 SF	6%
	Total	±108,689 SF	100%
PROPOSED EXPANSION AREA	Freezer	±57,250 SF	97%
	Office	±2,000 SF	3%
	Total	±59,250 SF	100%

CLEAR HEIGHT	37' – 40'
DOCK DOORS DRIVE-IN DOORS	21 1 existing
CAR PARKING SPACES	49 existing
TRAILER PARKING SPACES	64 existing dedicated plus 19 existing box truck spaces
CONSTRUCTION TYPE	Concrete with IMP
ROOF	60-mil single -ply EPDM, fully adhered; installed in 2003
POWER	(1) 3,000-amp, 277/480 volt, 3-phase, 4-wire service, which is served by a pad-mounted utility transformer
COLD SYSTEMS	Freon R-22 - Interior mezzanine engine room with rooftop cooling towers and ceiling-hung evaporators
FIRE PROTECTION	Wet system in office; dry pre-action, air charged in warehouse with in-rack sprinkler system

CONTACT

Dan Marcus

Executive Vice President, Development

(305) 903-8450

dan.marcus@scoutcold.com