

Scout Cold Logistics - Haverhill

10 Creek Brook Drive, Haverhill, MA 01832





Class A

Refrigerated Warehouse Lease Opportunity



About the Owners

Scout Cold Logistics is a real estate investment and development firm dedicated to temperature-controlled infrastructure. The company invests in grocery distribution, food production, and non-food perishable facilities throughout the United States.

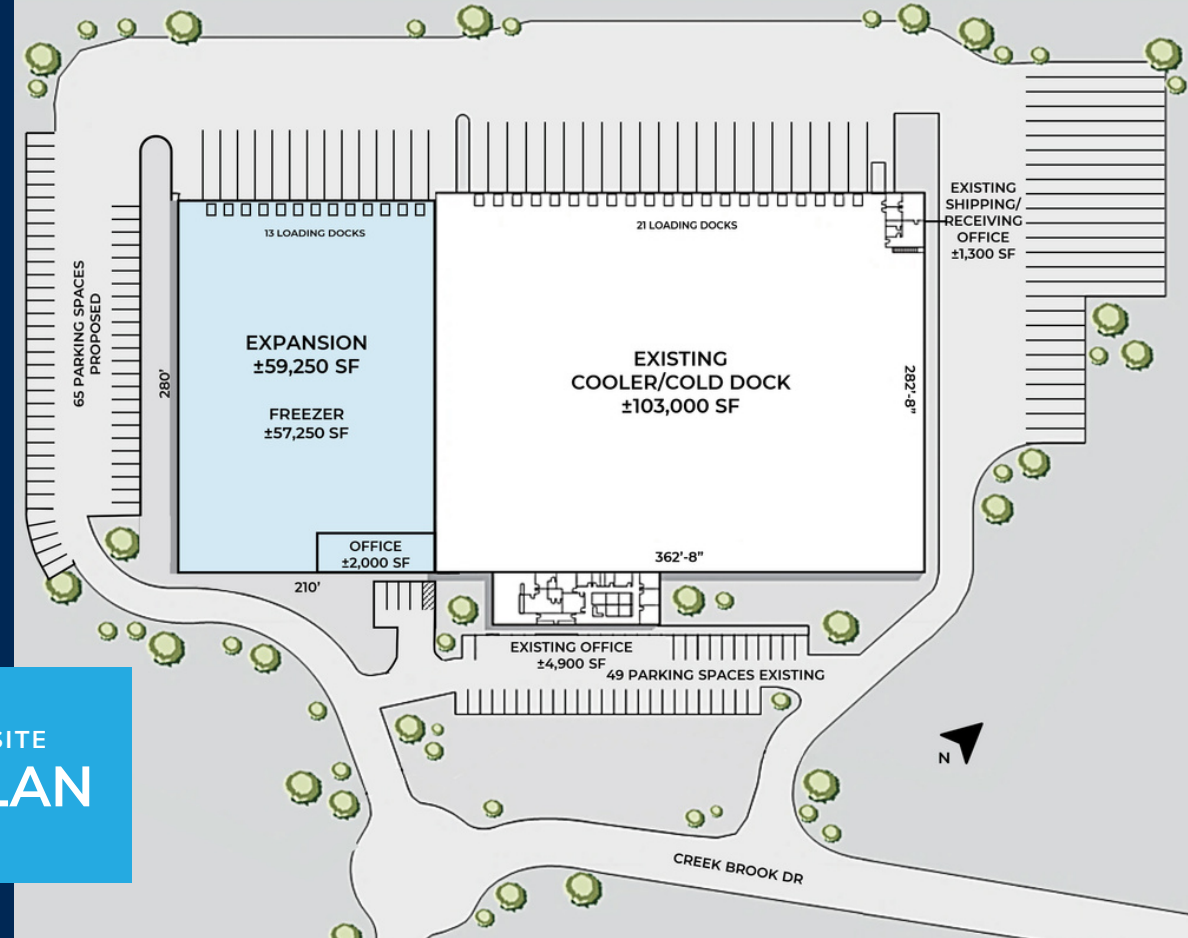
Scout has successfully developed millions of square feet of tri-temperature warehousing across the country, representing billions of dollars in investments.

Our team possesses extensive expertise in development and maintains strong relationships with architects, engineers, and other industry experts. We are committed to delivering projects on time and within budget. Total investments exceed \$1.6 billion and 10 million square feet of industrial and temperature-controlled warehouses, globally.

Available Space Information

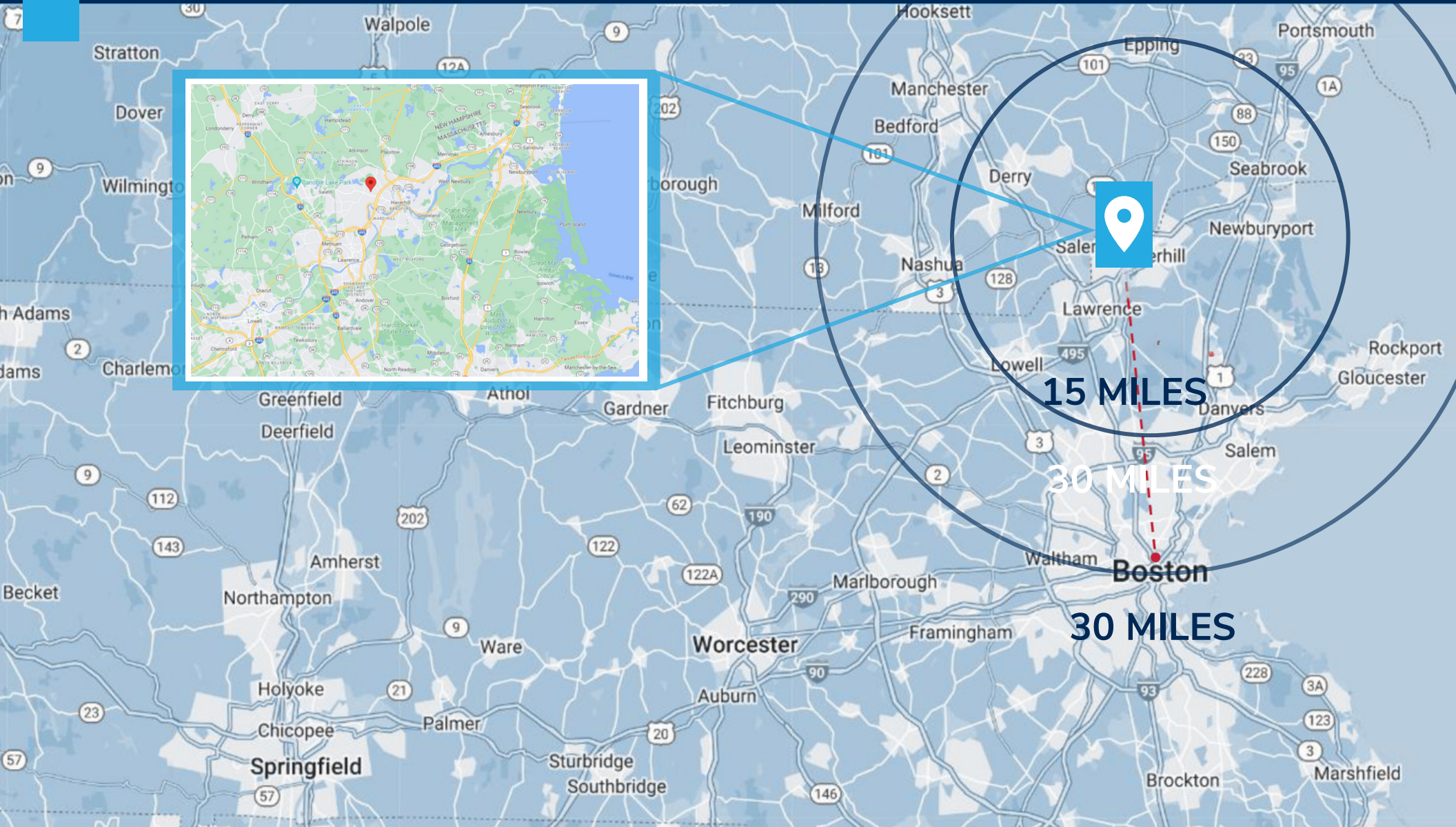
PARCEL ID	548-1-3C
SITE AREA	±23.16 acres
FAR	0.11 FAR
ZONING BP	Business Park
FEMA FIRM	25009C0067F
FLOOD ZONE	Zone X
YEAR BUILT AND RENOVATED	2003
BUILDING CONFIGURATION	Rear-load
BUILDING DIMENSIONS	±323' x ±363'
EXISTING BUILDING AREA	Cooler: ±91,489 SF 84% Cold Dock: ±11,000 SF 10% Office: ±6,200 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	21
DRIVE-IN DOORS	1 existing
CAR PARKING SPACES	49 existing
TRAILER PARKING SPACES	64 existing dedicated plus 19 existing box truck spaces

SITE PLAN



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

Scout Cold Logistics Center Haverhill





Leasing Contacts

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