

25 BOND ST

HAVERHILL, MASSACHUSETTS

MULTI-TENANT AVAILABLE INDUSTRIAL ASSET
65,385 SF INDUSTRIAL ASSET | 4.34 ACRES

PREMIER INDUSTRIAL WAREHOUSE IN 495 CORRIDOR

I-495 119,500 VPD
495

RT 125 CONNECTOR 35,100 VPD

CONFIDENTIAL OFFERING MEMORANDUM



25 BOND STREET

HAVERHILL, MASSACHUSETTS

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively present 25 Bond Street, a 4.34-acre industrial property located in Haverhill, Massachusetts. The building is currently vacant, offering investors and owner-users immediate occupancy within one of the Merrimack Valley's established industrial corridors. The property benefits from excellent regional connectivity, with convenient access to Interstate 495 and Route 125, providing efficient access throughout the Greater Boston and Southern New Hampshire industrial markets.

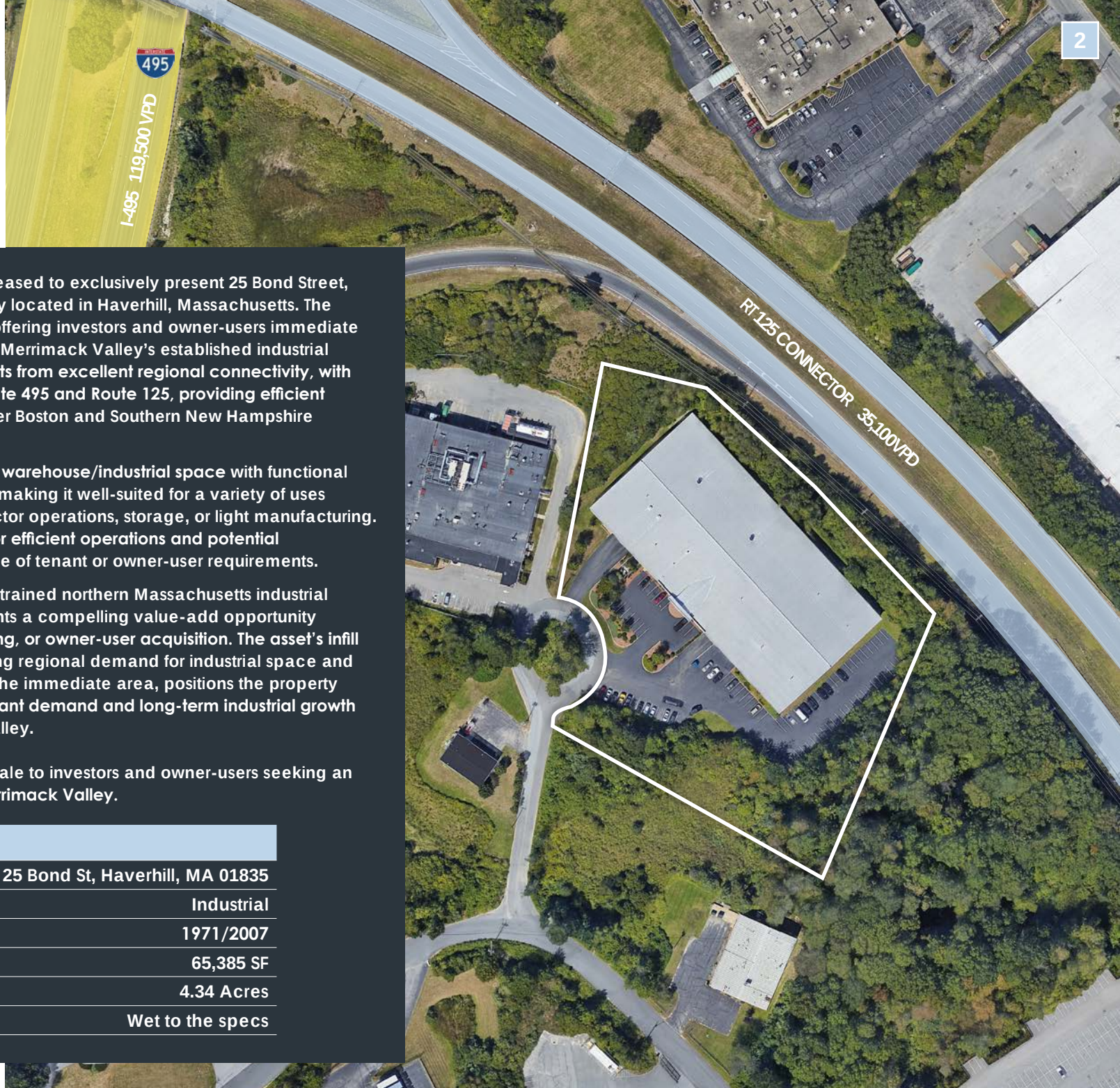
The property features flexible warehouse/industrial space with functional loading and on-site parking, making it well-suited for a variety of uses including distribution, contractor operations, storage, or light manufacturing. Its adaptable layout allows for efficient operations and potential customization to meet a range of tenant or owner-user requirements.

Located within a supply-constrained northern Massachusetts industrial market, 25 Bond Street presents a compelling value-add opportunity through lease-up, repositioning, or owner-user acquisition. The asset's infill location, combined with strong regional demand for industrial space and limited new development in the immediate area, positions the property to benefit from continued tenant demand and long-term industrial growth throughout the Merrimack Valley.

The property is available for sale to investors and owner-users seeking an infill industrial asset in the Merrimack Valley.

ASSET OVERVIEW

Property Address	25 Bond St, Haverhill, MA 01835
Property Type	Industrial
Year Built/Renovated	1971/2007
Total Square Feet	65,385 SF
Total Land Acreage	4.34 Acres
Sprinkler	Wet to the specs



25 BOND ST

HAVERHILL, MASSACHUSETTS



STRATEGIC I-495 CORRIDOR

Positioned just off Interstate 495 with direct connectivity to I-95 and Route 93, providing efficient access to Greater Boston, the North Shore, and Southern New Hampshire



FUNCTIONAL INDUSTRIAL ASSET WITH FLEXIBLE USE POTENTIAL

Well-configured for light manufacturing, warehouse, contractor, or flex users, providing adaptable space that supports a wide range of operational needs



STRONG REGIONAL DEMOGRAPHICS & WORKFORCE ACCESS

Accessible to a deep labor pool across Essex County and Southern New Hampshire, with proximity to the Haverhill MBTA Commuter Rail Station enhancing employee accessibility



PROXIMITY TO DOWNTOWN HAVERHILL REVITALIZATION

Situated near Haverhill's active downtown and waterfront redevelopment district, benefiting from growing residential density, retail amenities, and municipal investment



ACCESS TO MAJOR POPULATION CENTERS

Within 35 miles of Boston and approximately 30 miles of Manchester, NH, allowing tenants to serve multiple Northeast markets from a central location

TRANSPORTATION & LOGISTICS ADVANTAGES

25 Bond Street is strategically located in downtown Haverhill with immediate access to Interstate 495, providing direct connectivity to Interstate 95 and Route 93. This prime location offers efficient regional access throughout Greater Boston, Southern New Hampshire, and the broader New England market. The property also benefits from proximity to the Haverhill MBTA Commuter Rail Station, offering direct service to Boston's North Station, and is approximately 35 miles north of Boston. Its strong highway and rail infrastructure make it well-positioned for industrial, flex, or distribution-oriented users seeking accessibility and workforce connectivity.



PROPERTY SPECIFICATIONS

SIZE	65,385 SF
LAND AREA	4.34 Acres
BUILDING USE	Industrial/ Warehouse
TENANCY	Multi
BUILDING CLASS	B
CLEAR HEIGHTS	24'
PARKING	1.25 per 1,000 SF
POWER	2,000a/120 - 208v 3p 4w Heavy
BUILDING HEIGHT	48'
ZONING	BP - Business Park

UTILITIES

GAS	Natural
HEATING	Gas
LIGHTING	Fluorescent
SEWER	Sewer
WATER	City

GARAGEDOORS (2)

MAIN ENTRY

GARAGE DOOR

DOCKS (3)

DEMISING WALL W/ CONNECTING
DOOR (COMBINABLE)

SUITE 1

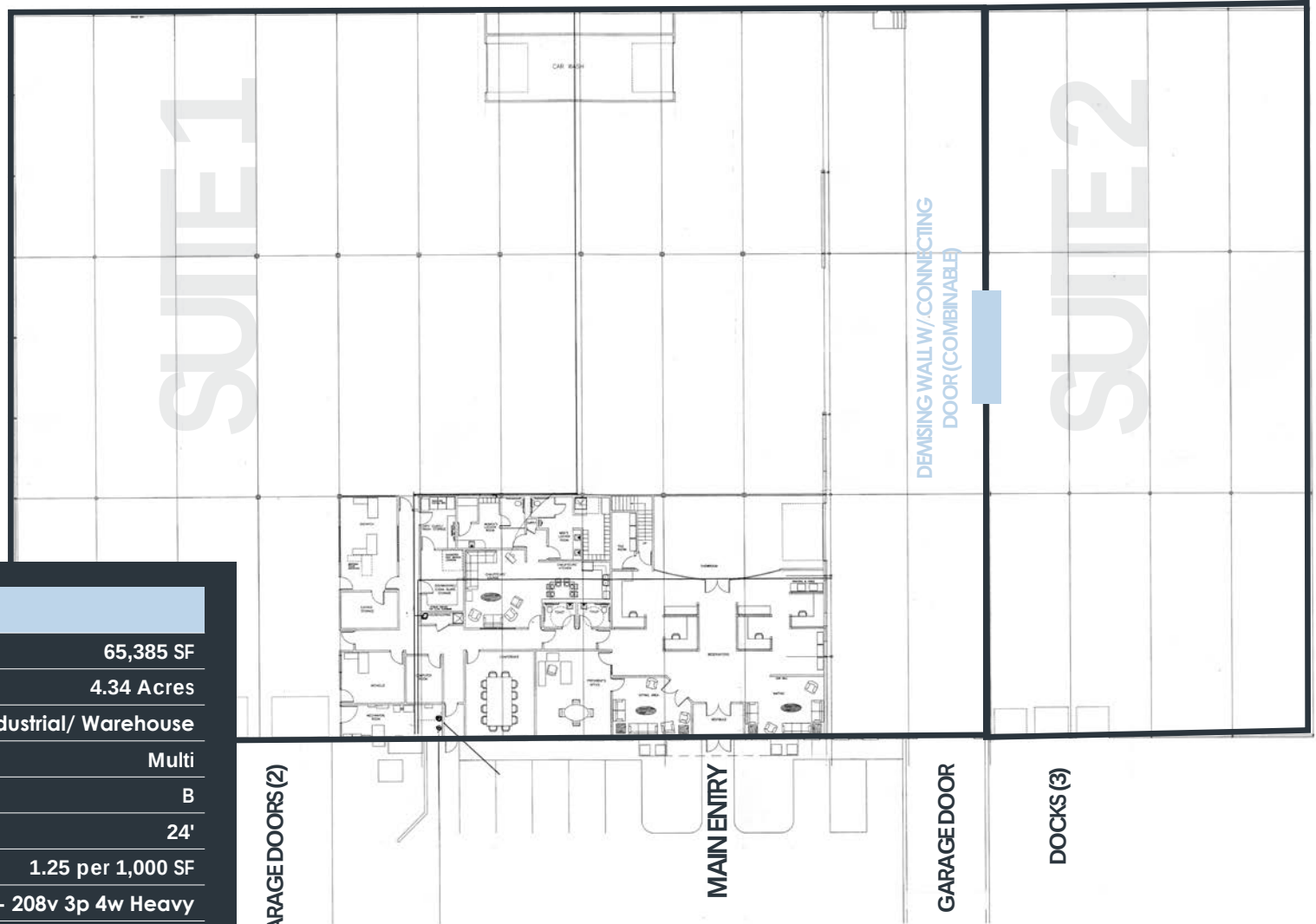
PROPERTY SPECS

SIZE	43,785 SF
SPACE USE	Industrial
CONDITION	Full Build-Out

SUITE 2

PROPERTY SPECS

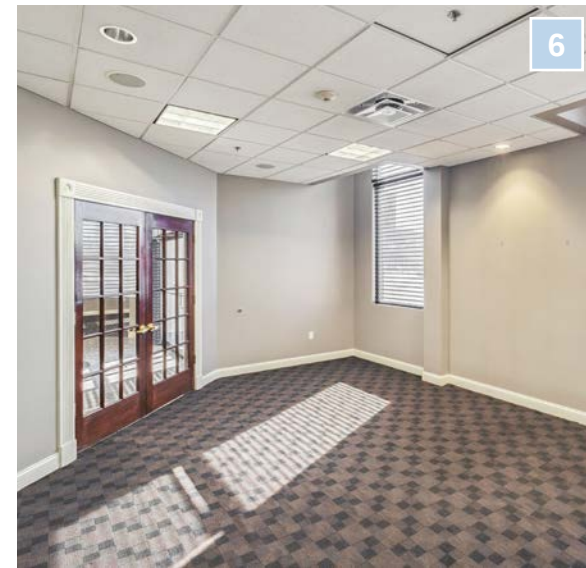
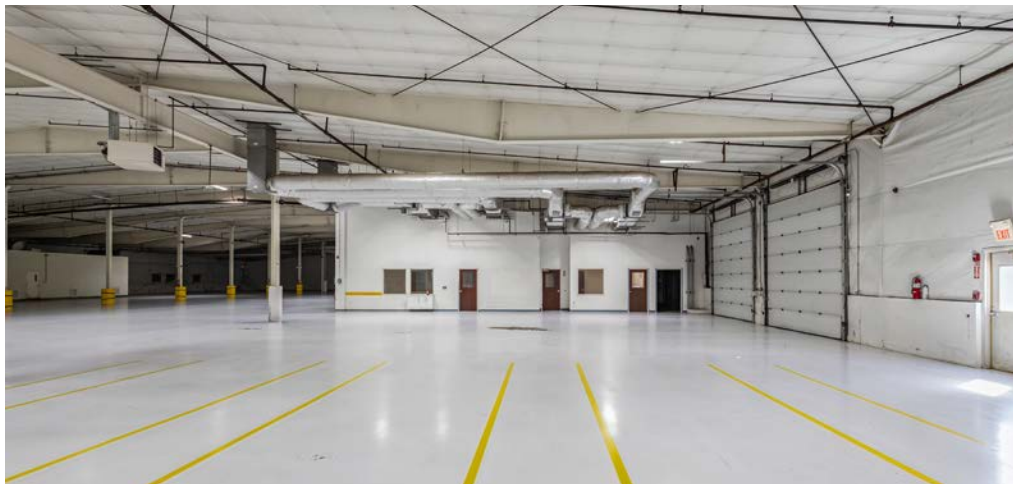
SIZE	21,600 SF
SPACE USE	Industrial
CONDITION	Full Build-Out



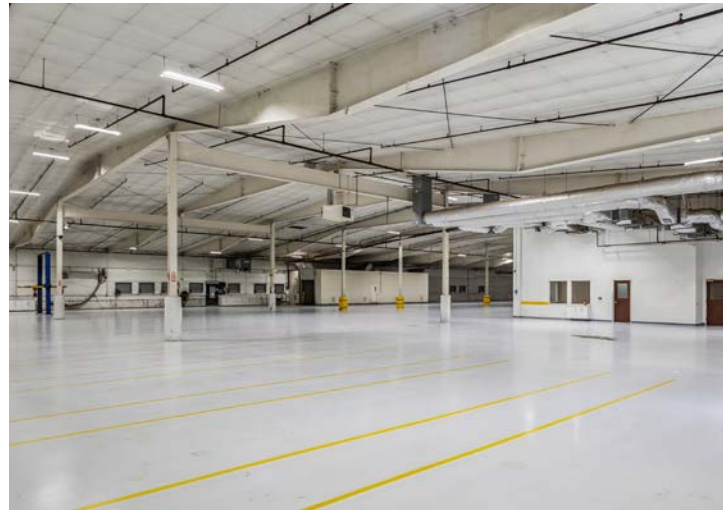
25 BOND STREET

HAVERHILL, MASSACHUSETTS

SUITE 1 + OFFICE
SIZE 43,785 SF



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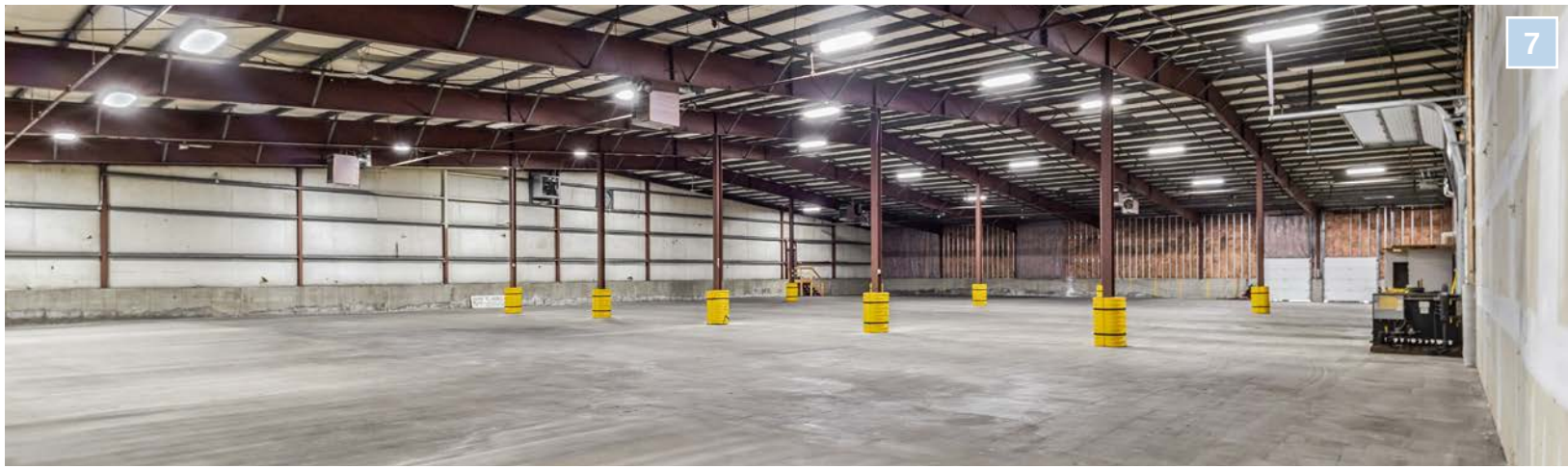
25 BOND STREET

HAVERHILL, MASSACHUSETTS

SUITE 2

SIZE

21,600 SF



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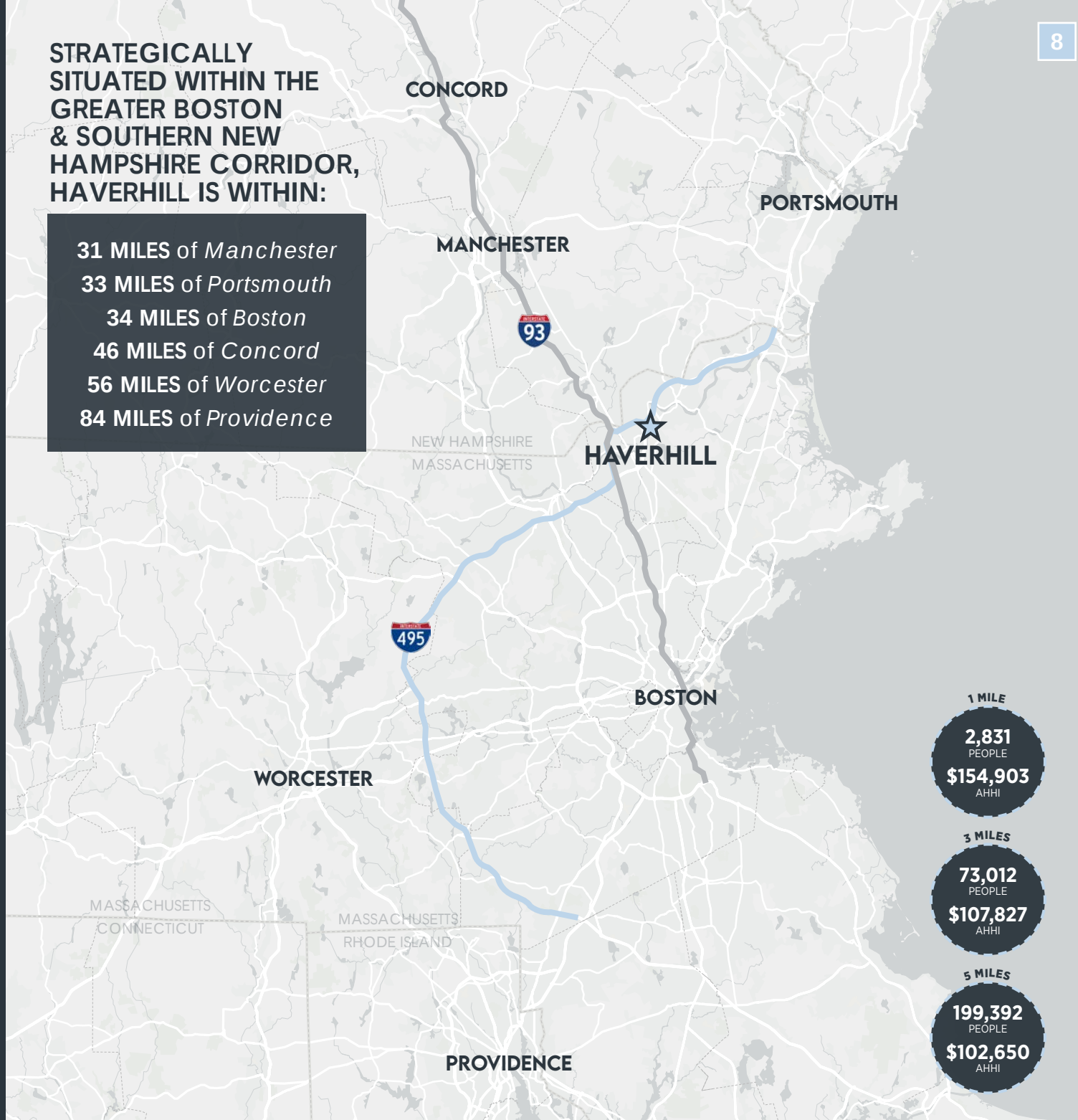
HAVERHILL, MASSACHUSETTS

The site benefits from proximity to the Haverhill MBTA Commuter Rail Station, providing direct service to Boston's North Station, enhancing workforce accessibility. Haverhill's ongoing downtown revitalization, waterfront redevelopment, and growing residential base continue to strengthen the area's live-work environment.

The surrounding market is characterized by limited industrial supply, strong tenant demand, and continued rental growth driven by logistics, light manufacturing, flex users, and service-oriented businesses. Its strategic position along the I-495 corridor makes 25 Bond Street well suited for users requiring access to major population centers while avoiding core Boston pricing.

**STRATEGICALLY
SITUATED WITHIN THE
GREATER BOSTON
& SOUTHERN NEW
HAMPSHIRE CORRIDOR,
HAVERHILL IS WITHIN:**

31 MILES of *Manchester*
33 MILES of *Portsmouth*
34 MILES of *Boston*
46 MILES of *Concord*
56 MILES of *Worcester*
84 MILES of *Providence*



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PREMIER INDUSTRIAL WAREHOUSE IN 495 CORRIDOR

Exclusively Offered By



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