

25 BOND ST

HAVERHILL, MASSACHUSETTS

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

AVAILABLE FOR SALE OR LEASE

I-495 119,500 VPD



RT 125 CONNECTOR 35,100 VPD

CONFIDENTIAL OFFERING MEMORANDUM



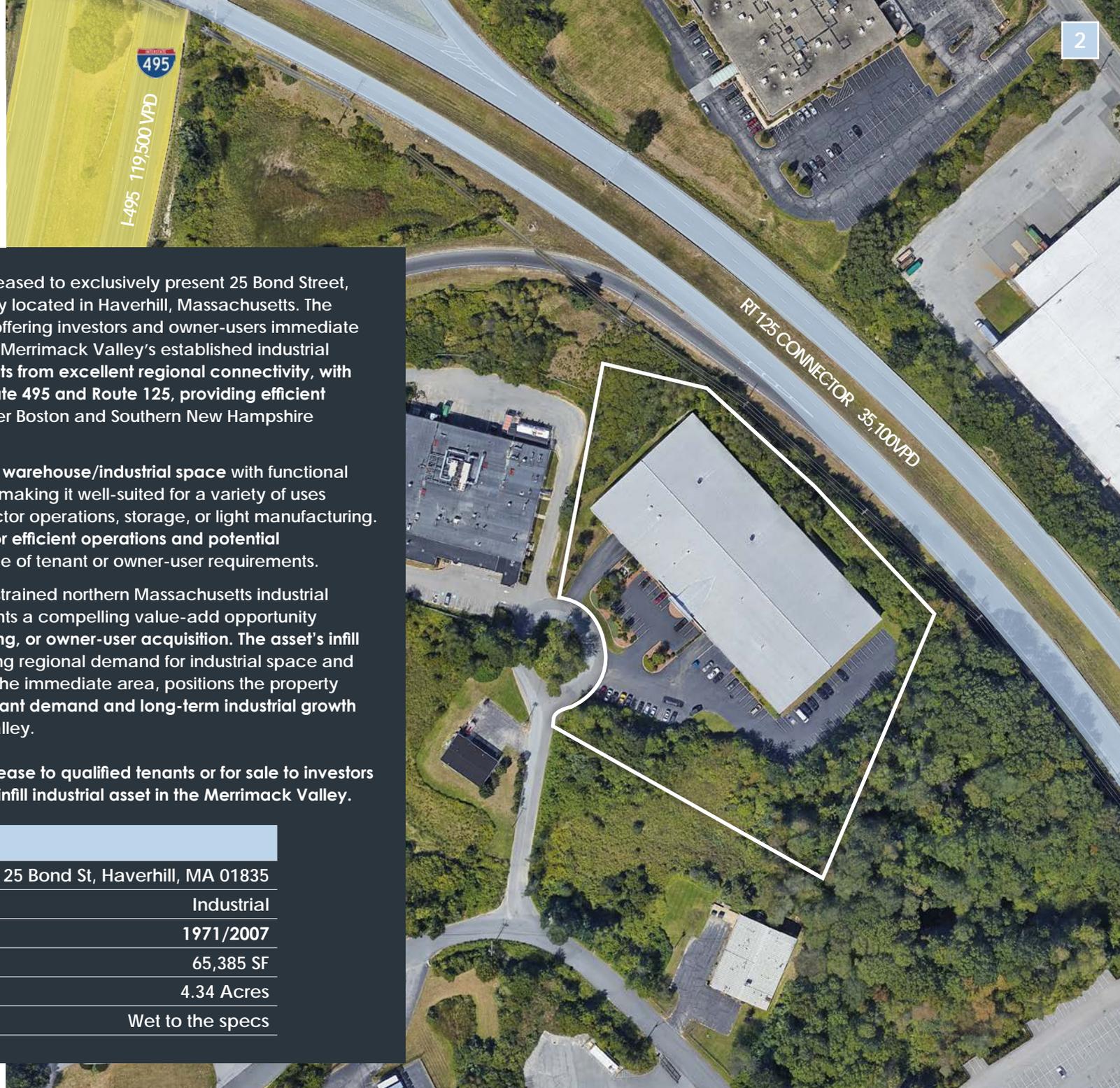
Atlantic
CAPITAL PARTNERS™

R.W.

HOLMES
COMMERCIAL REAL ESTATE

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 lease to qualified tenants or 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

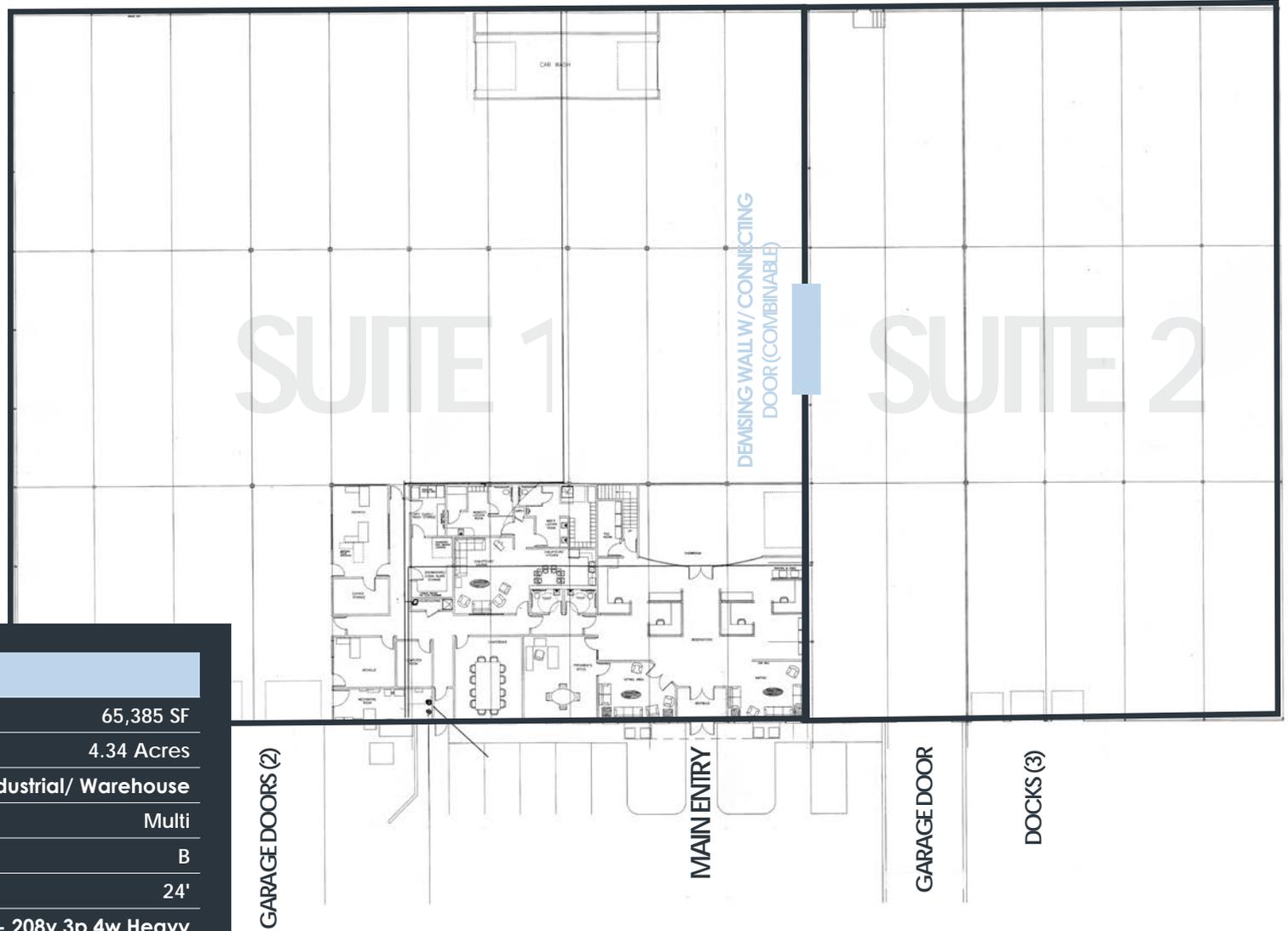


ACCESS TO MAJOR POPULATION CENTERS
Within 35 miles of Boston and approximately 30 miles of Manchester, NH, allowing tenants to serve multiple Northeast markets from a central location

4 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

SF	65,385 SF
LAND AREA	4.34 Acres
BUILDING USE	Industrial/ Warehouse
TENANCY	Multi
BUILDING CLASS	B
CLEAR HEIGHTS	24'
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

SUITE 1

PROPERTY SPECS

SIZE	43,785 SF
TERM	5-10 years
RENTAL RATE	Upon Request
SPACE USE	Industrial
CONDITION	Full Build-Out
AVAILABLE	Now

SUITE 2

PROPERTY SPECS

SIZE	21,600 SF
TERM	5-10 years
RENTAL RATE	Upon Request
SPACE USE	Industrial
CONDITION	Full Build-Out
AVAILABLE	Now

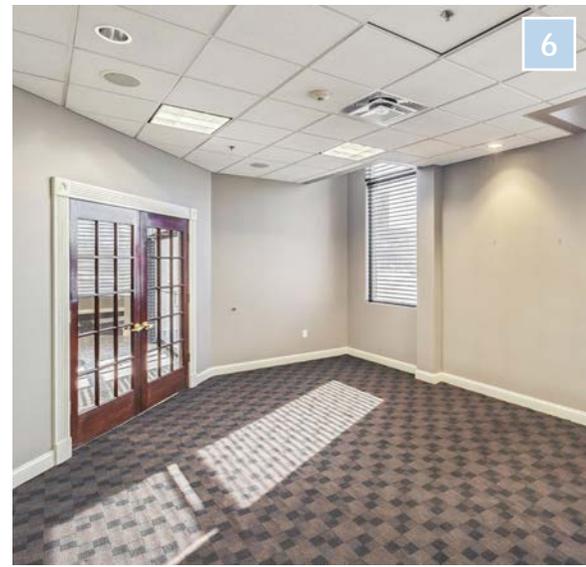
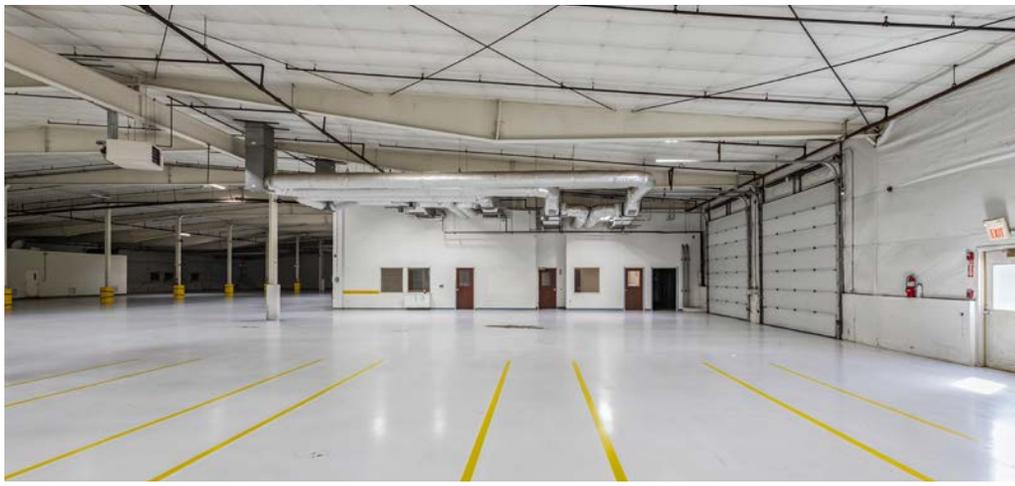
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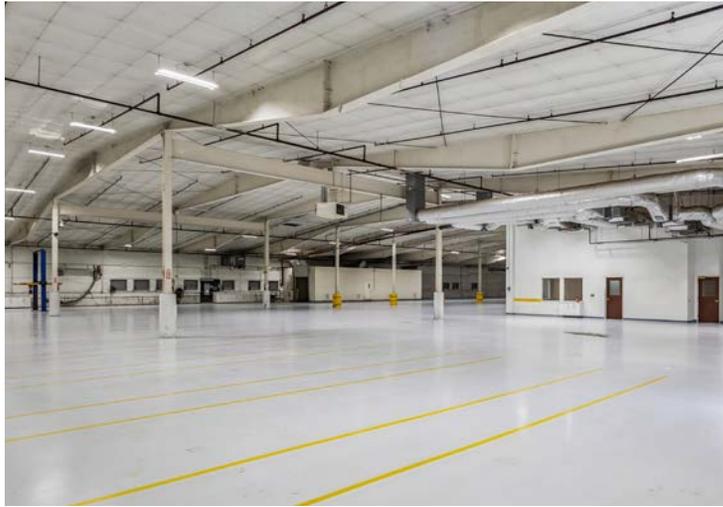
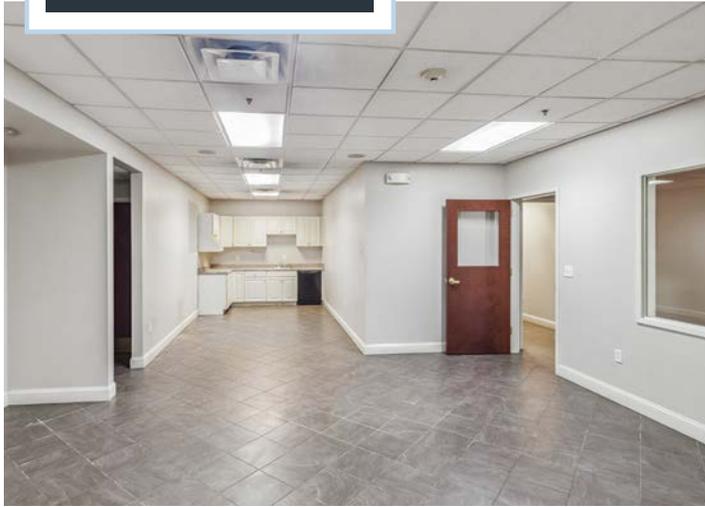
SUITE 1 + OFFICE

SIZE 43,785 SF

AVAILABLE Now



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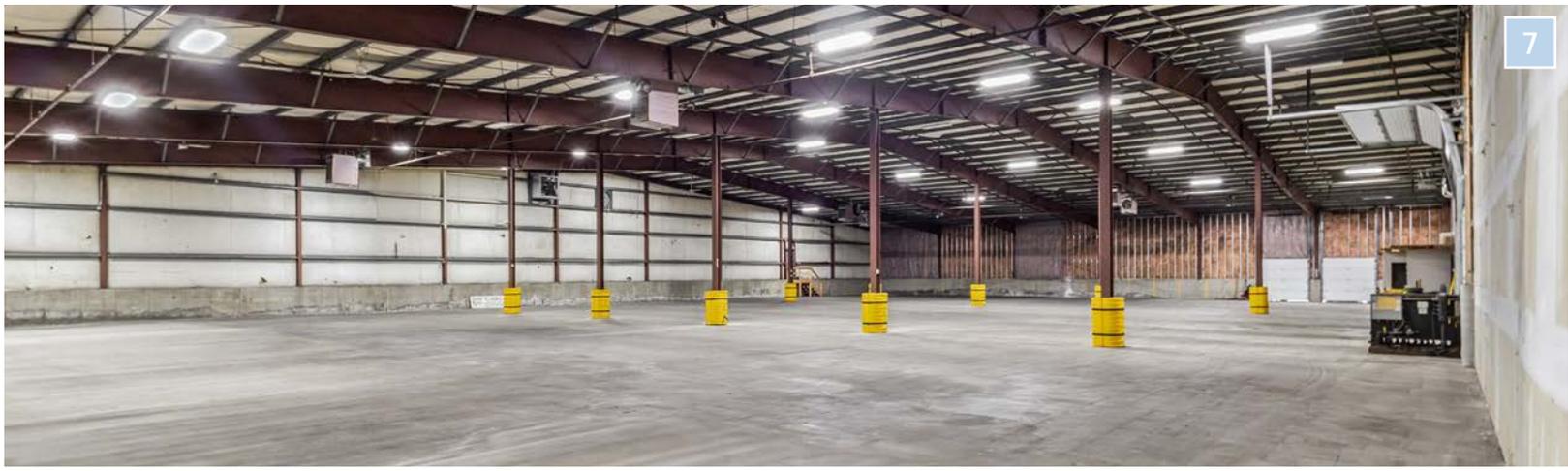
25 BOND STREET

HAVERHILL, MASSACHUSETTS

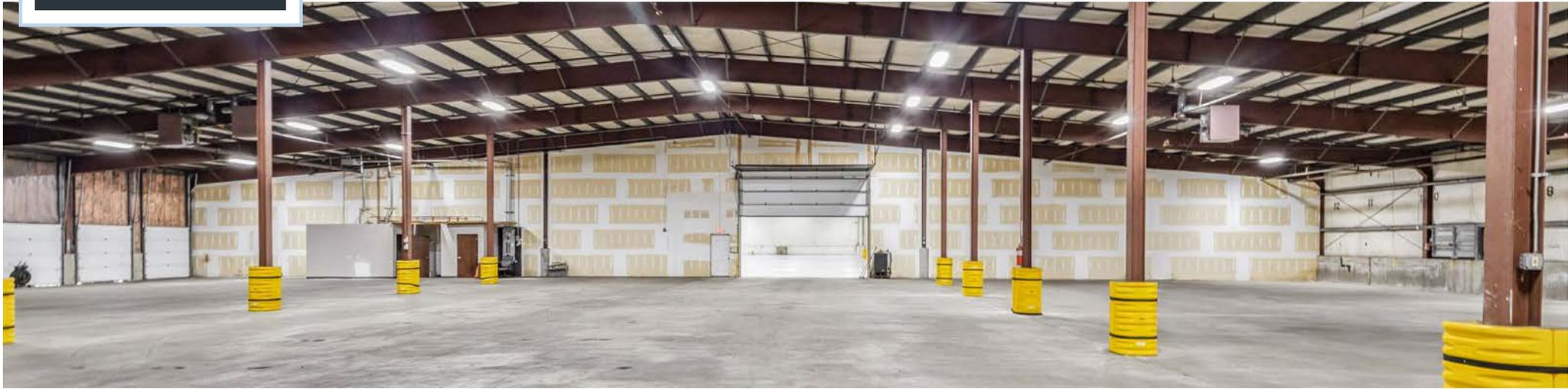
SUITE 2

SIZE 21,600 SF

AVAILABLE Now



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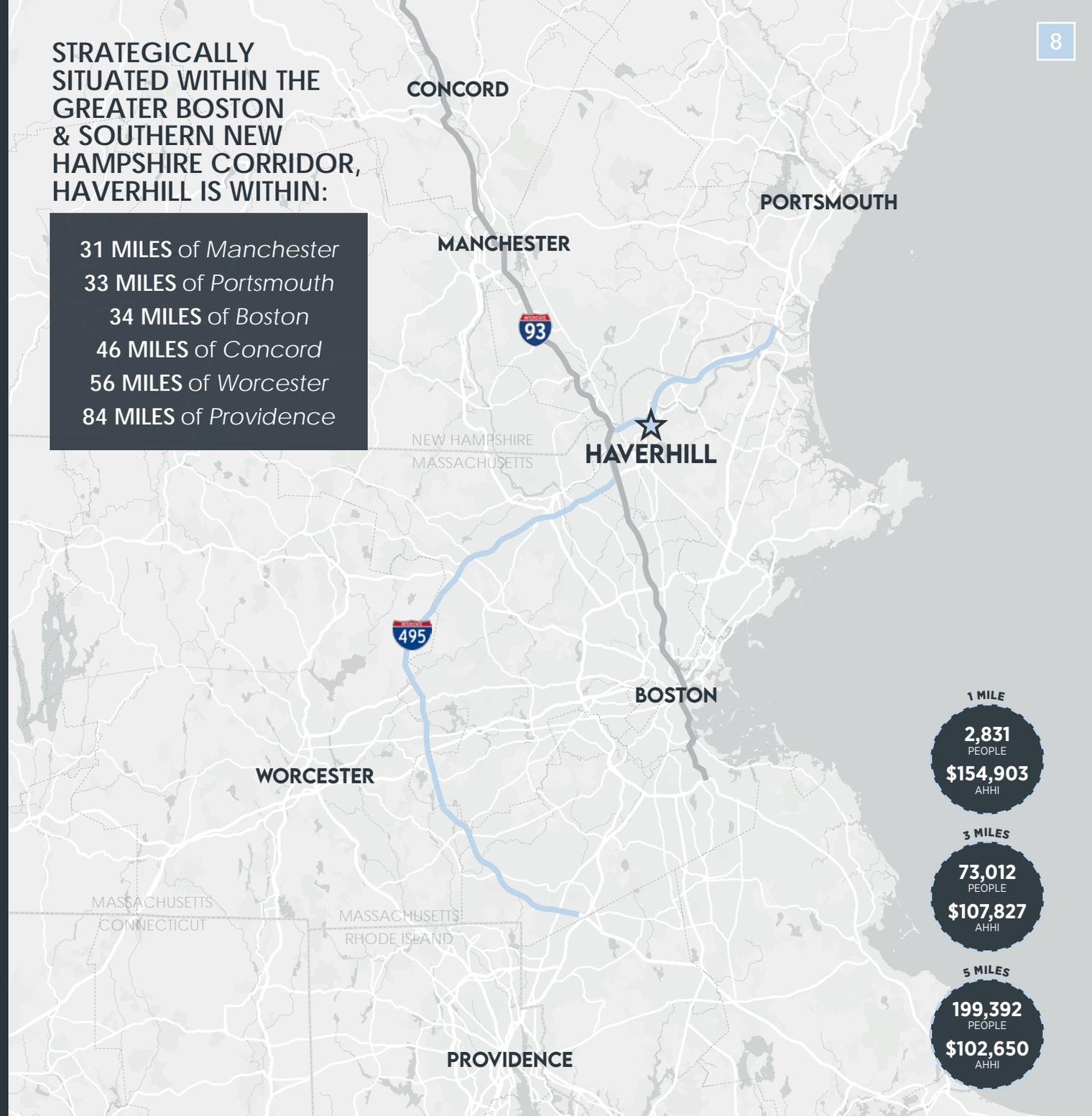
25 Bond Street is located within the Boston-Cambridge-Newton, MA-NH MSA, one of the strongest and most supply-constrained industrial markets in the Northeast. Positioned just off Interstate 495 with direct access to I-95 and Route 93, the property offers exceptional regional connectivity throughout Greater Boston, the North Shore, and Southern New Hampshire.

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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RT 125 CONNECTOR 35,100VPD

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