

Reduce your utility bills and your carbon footprint with new green upgrades including a new 1,166 panel solar system.

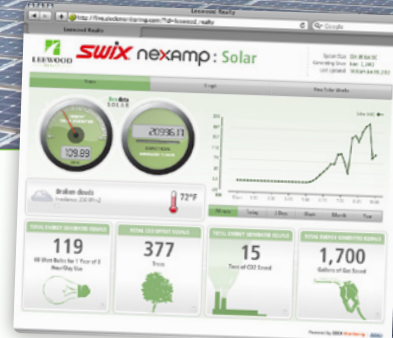
- **Solar power:** Newly installed 1,166 solar panels covering more than an acre of the roof top, generating 400,000 kilowatt hours per year. Discounted renewable energy from the Array is available for purchase.
- **Energy efficient:** Infrared warehouse heaters save energy by heating objects—not the air. Multiple heating zones provide more control over your heating usage. Energy efficient motion sensor warehouse lighting also contains costs.
- **Daylighting:** All larger older windows have been replaced to ensure a brighter interior, more natural light for workers and energy savings.
- **Water:** Low flow bathroom fixtures conserve 50% more water compared to standard fixtures.
- **Comfort & savings:** A newly installed white reflective PVC roof with a 20 year warranty reduces air conditioning costs in the summer.



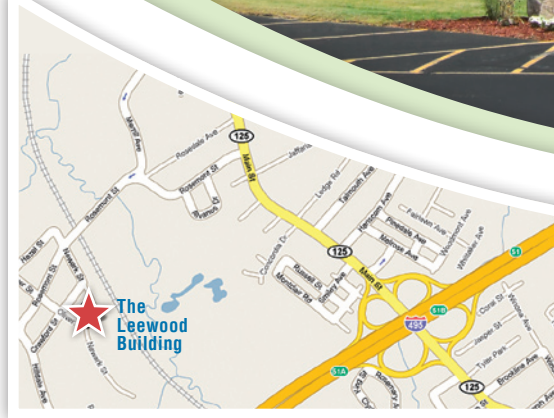
“Working closely with Peter Schwarz of Leewood Realty on the \$1.5 million dollar project was a rewarding experience that places Swix at the forefront of the ski industry in terms of environmental sensitivity. With climate change a constant factor in our business I felt that this project was important for Swix...” said Steve Poulin, CEO, of tenant Swix Sport.

Green marketing

Consider the advantages to moving to a factory warehouse building, retrofitted to incorporate innovative, green features that reduce energy usage and draw on renewable solar power. Your new headquarters provides customers, employees and associates the opportunity to see sustainable building strategies first-hand and in real-time on the Web and a lobby monitor, both showing kilowatts of solar energy produced, trees saved and carbon reduced.



For lease: 60 Newark Street • Haverhill, MA
38,280 square feet available



Strategically located just 35 minutes outside of Boston, the Leewood Building is situated only 1.5 miles from Route 495 and 10 miles from Interstate 93.

With abundant space for expansion and potential railroad access, the Leewood Building is the ideal home for any growing company.

**Modern and affordable,
green industrial space
available now**

This manufacturing and distribution property is suitable for a wide variety of uses. Located just minutes off Route 495 in Haverhill's Newark Street Industrial Park, the **Leewood Building** delivers more value per square foot than you'll find anywhere else in the Merrimack Valley.



The Leewood Building
60 Newark Street
Haverhill, MA 01832

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Please direct all
inquiries to:

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This proposed layout features the Leewood Building subdivided into two units featuring entrances accommodating canopies and signage — ideal for clients and other visitors.



More features, lower cost

The main Leewood Building is a 93,520 square foot single-story, masonry building constructed of concrete block and steel trusses. The entire property sits on 11 acres and has a campus like setting with walking and ski trails available for tenants.



Meet your neighbor Swix Sport USA

The anchor tenant is Swix Sport USA, a Norway-based company which manufactures ski wax, poles and other skiing necessities.

The benefits of the solar project combined with other green features built into the Haverhill facility, are some of the primary reasons this site was selected for Swix USA's relocation in the summer of 2011.



Take advantage of special tax incentives

Leewood Building tenants may qualify for special, local tax credits that may save thousands of dollars.

Haverhill's Economic Development Director William Pillsbury is available to work one-on-one with Leewood Building tenants to assist with identifying applicable tax incentive programs, as well as providing guidance throughout the application process.

Versatile space at the right price

The available unit may be custom designed to meet your specific needs. The building caters to those seeking affordable office, manufacturing, warehousing and research and development space.

- Software
- Communications
- Manufacturing
- Life Science
- Administration
- Warehousing
- And much more



Building Size	Approximately 103,270 s.f.+/-
Available Space	38,280 s.f. Comprised of 7,000 s.f. office and 31,280 s.f. warehouse
Expansion	Potential 50,000 - 60,000 s.f. potential expansion on site.
Type of Space	Industrial
Land	Approximately 6 acres available for building tenants
Ceiling Height	20' clear under the bar joist
Loading Docks	Two (2) railboard (2 have levelers)
Bay Spacing	30' x 44'
Roof	Newly installed white reflective PVC roof with a 20 year warranty
Construction	Concrete block and steel truss
Sprinkler	Wet systems - Upgraded High hazard sprinkler system with new valves and backflow preventers
Warehouse Lighting	Energy efficient lighting with motion sensors
Utilities	Town Water and Sewer; Gas
Power	1,600 amps; 480 volts; 3 phase
Heat	New infrared gas heaters
Air-conditioning	Office area 7,000 s.f. +/-
Parking	50 spaces (potential expansion)
Rail doors	Potential rail access - 3 rail doors