

323 Andover Street, Wilmington, MA



323 Andover Street is a 24,920 +/-sf single-story industrial office building consisting of office, storage, and light manufacturing space.

Office & Flex Space For Lease

- Various leasing opportunities currently available (see page 2):
- Some units with a loading dock, overhead loading door, private restroom; and/or direct exterior entry.
- Common on-site daytime parking
- Zoned: General Industrial
- Located 1.1 miles to Route 93; 6.8 miles to Route 495; 7.1 miles to Route 95/128; 20 miles to Logan International Airport; and 36 miles to Manchester Regional Airport



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

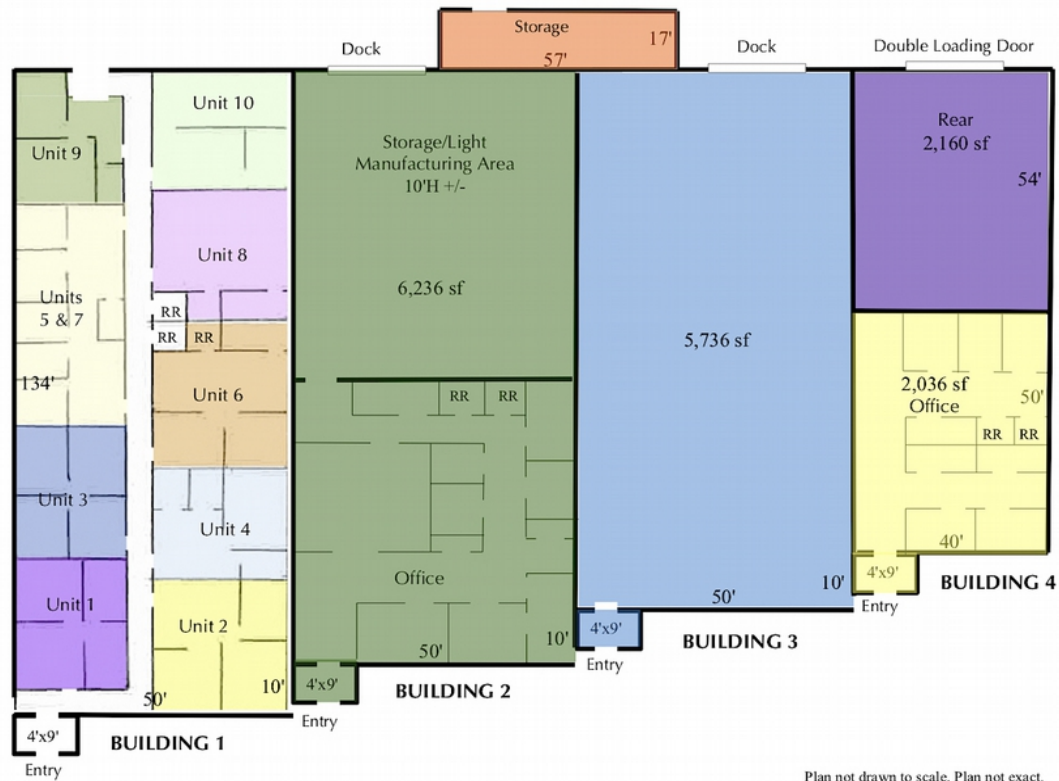
Edward@CarboneRE.com

CarboneRE.com

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LEASING OPPORTUNITIES

UNIT	TYPE	SIZE (+/- SF)	PER SF	TERMS
Bldg 1: U1	Office	570	LEASED	includes utilities*
Bldg 1: U2	Office	560	\$840/month	includes utilities*
Bldg 1: U3	Office	487	Owner Occupied	includes utilities*
Bldg 1: U4	Office	409	\$700/month	includes utilities*
Bldg 1: U5	Office	367	\$550/month	includes utilities*; must be leased with Unit 7
Bldg 1: U6	Office	676	LEASED	includes utilities*
Bldg 1: U7	Office	552	\$830/month	includes utilities*; must be leased with Unit 5
Bldg 1: U8	Office	500	LEASED	includes utilities*
Bldg 1: U9	Office	544	LEASED	includes utilities*
Bldg 1: U10	Office	515	LEASED	includes utilities*
Storage: 48'x15'10" / 57'x17'	Storage	760	LEASED	LEASED
Bldg 2	Office + Storage/Lt Mfg	6236	\$15.00/sf	plus RE Taxes and utilities
Bldg 3	Storage/Lt Mfg	5736	LEASED	plus RE Taxes and utilities
Bldg 4: Front	Office	2036	LEASED	plus utilities
Bldg 4: Rear	Office + Storage/Lt Mfg	2160	LEASED	plus RE Taxes and utilities

* general office use

Real Estate Taxes (FY2024): \$2.50 per sf

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