

# 323 Andover Street, Wilmington, MA



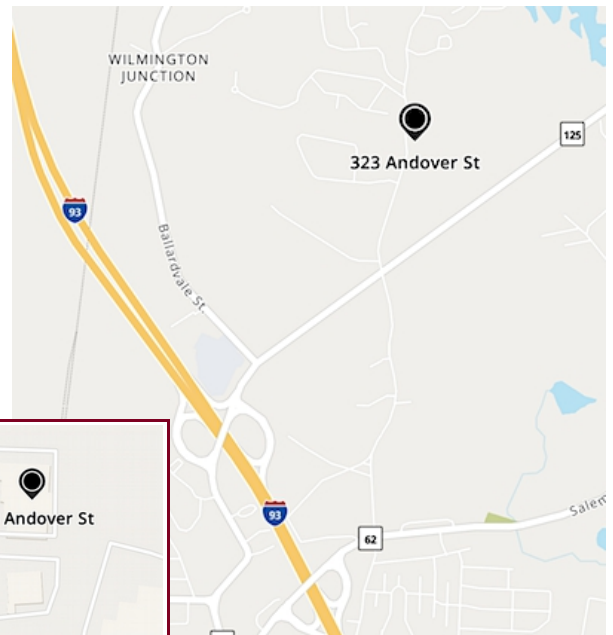
323 Andover Street is a 26,000 +/-sf multi-tenanted industrial office building consisting of office, storage, and light manufacturing space.

## Office Space For Lease

Available Office Space Options:

**UNITS 2 & 4: Total 969 Office**  
**UNITS 5 & 7: Total 919 +/-sf Office**  
**BUILDING 1: Total 6,736 +/-sf Office with potential for Flex**

- Single-story
- 100% air conditioned
- Common restrooms
- 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



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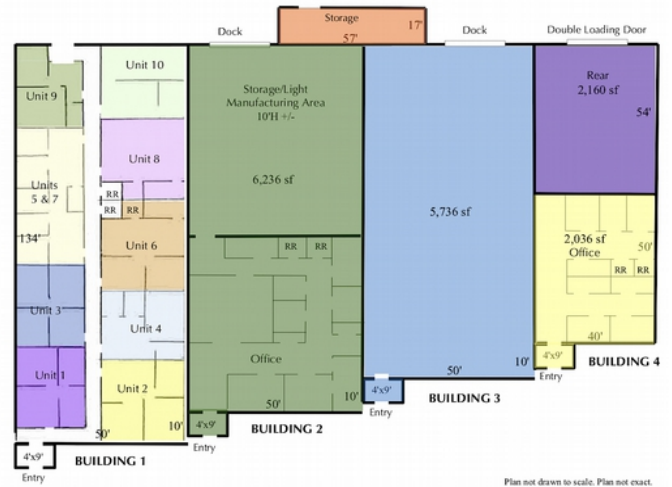
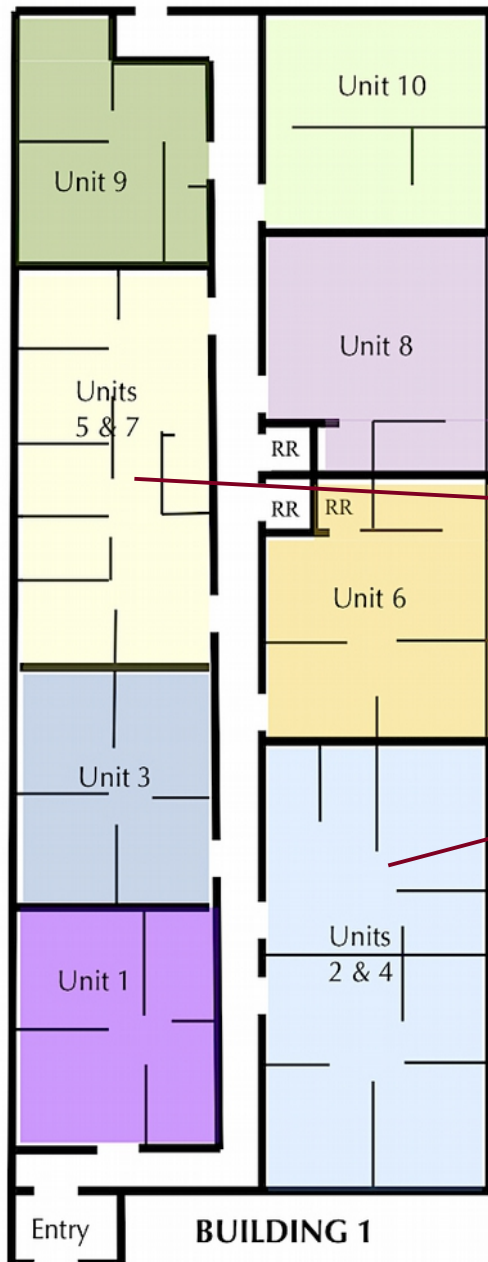
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## CARBONE Commercial Real Estate, Inc.

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Units 5 & 7  
919 +/-sf  
\$1,380 per month  
including utilities

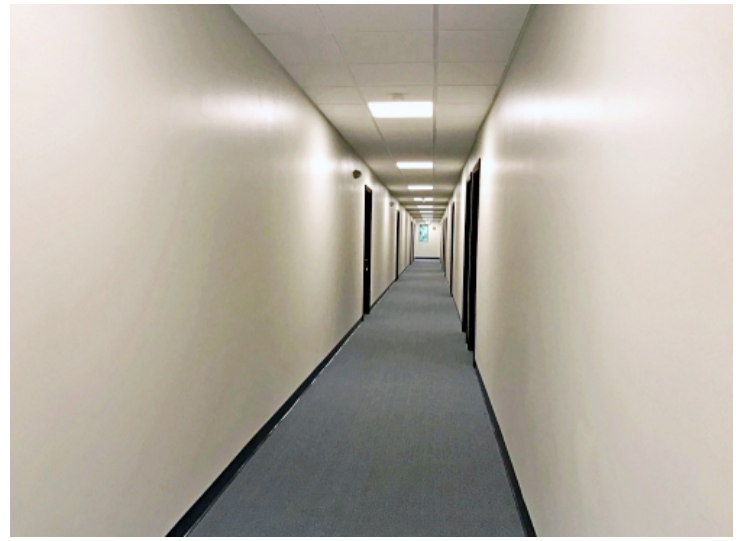
Units 2 & 4  
969 +/-sf  
\$1,450 per month  
including utilities

Building 1  
6,736 +/-sf  
Starting at \$16.00 per sf

Flexible office/industrial options  
available to make this building work for  
your needs. Call to discuss.



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