

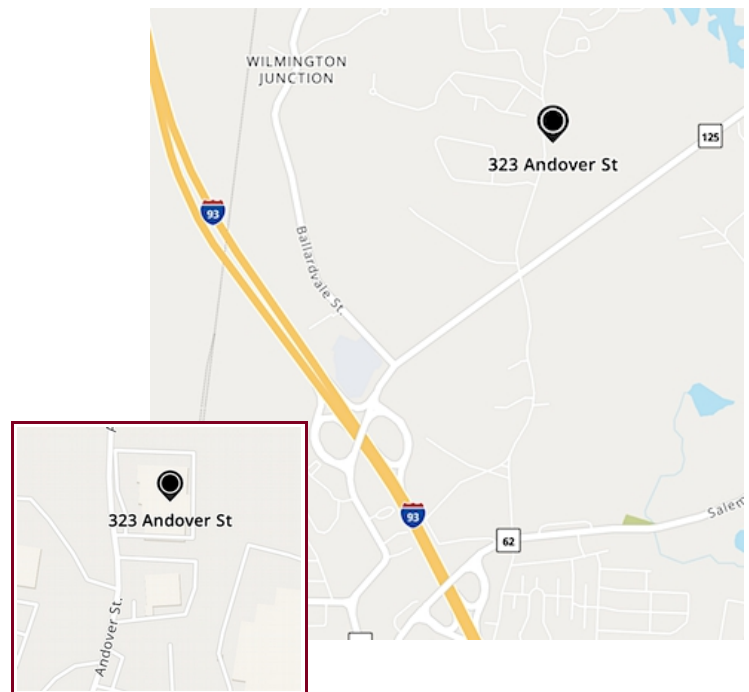
323 Andover Street, Wilmington, MA



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

6,236 SF Industrial / Office Space For Lease

- **Building 2:** 6,236 +/-sf
 - Industrial/light manufacturing 2,650 +/-sf
 - Office 3,586 +/-sf
- Industrial ceiling 10'H +/-
- 3-Phase electric service
- Loading dock with overhead loading door
- 7 Offices plus large conference room
- 2 Restrooms
- Direct exterior entry into the unit from both the front and rear
- 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
- Base Rent: \$6,500 per month
Real Estate Taxes: \$1,300+/- per month
Plus utilities



Edward Carbone, CCIM

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978.930.1579 (c)

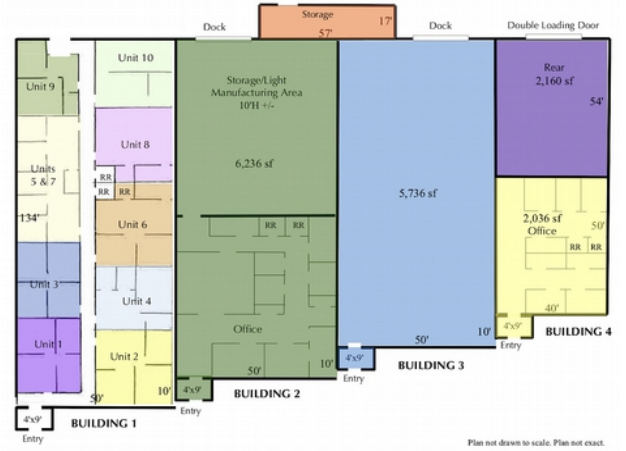
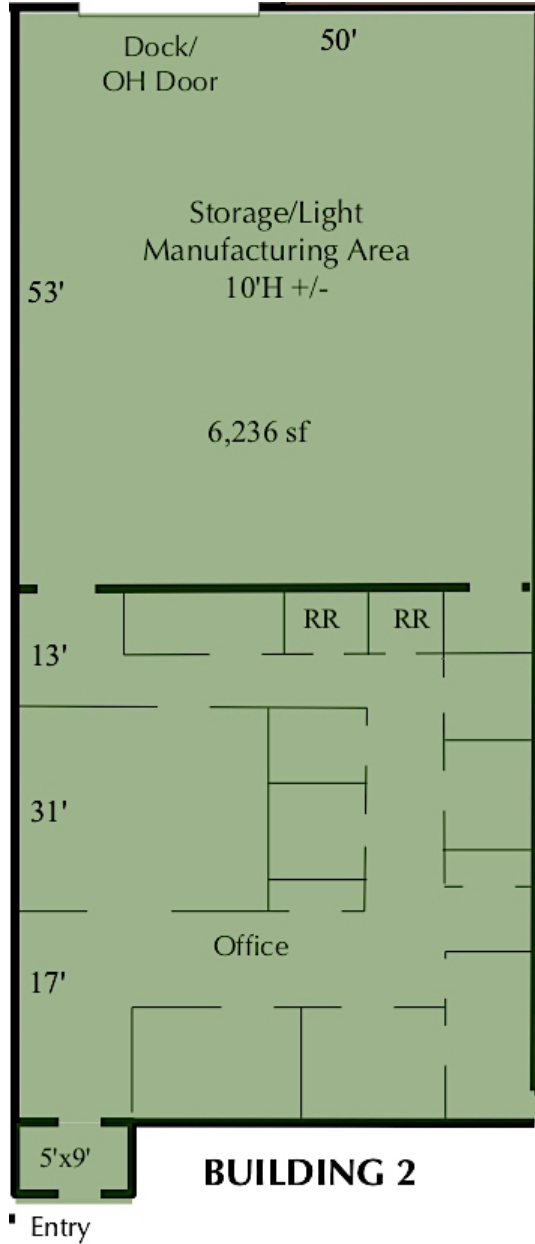
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