

FOR LEASE

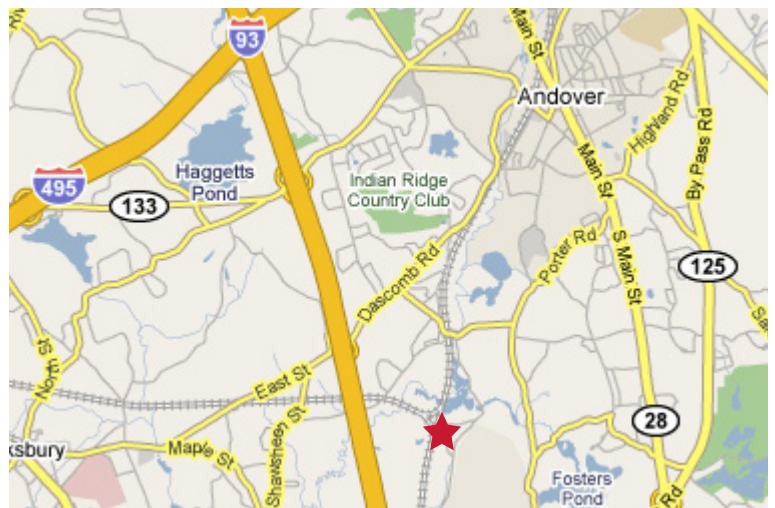
19 Connector Road | Andover, MA



19,200 - 57,600 RSF AVAILABLE
INDUSTRIAL/R&D SPACE

Building Specifications

Building Size:	76,800 square feet
Space Available:	57,600 square feet
Lot Size:	7.2
Year Built:	1987
Clear Heights:	20'
Column Spacing:	30'X40'
HVAC:	Gas fired; 100% AC
Parking:	3.4/1000
Loading:	4 Tailboards
Tax/CAM:	\$2.17 PSF est.
Utilities:	City water; City Sewer; Natural Gas; 1600 Amps



contact information

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REIP | Nick Geskos | 978.764.1139

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Commercial Real Estate Services, Worldwide.

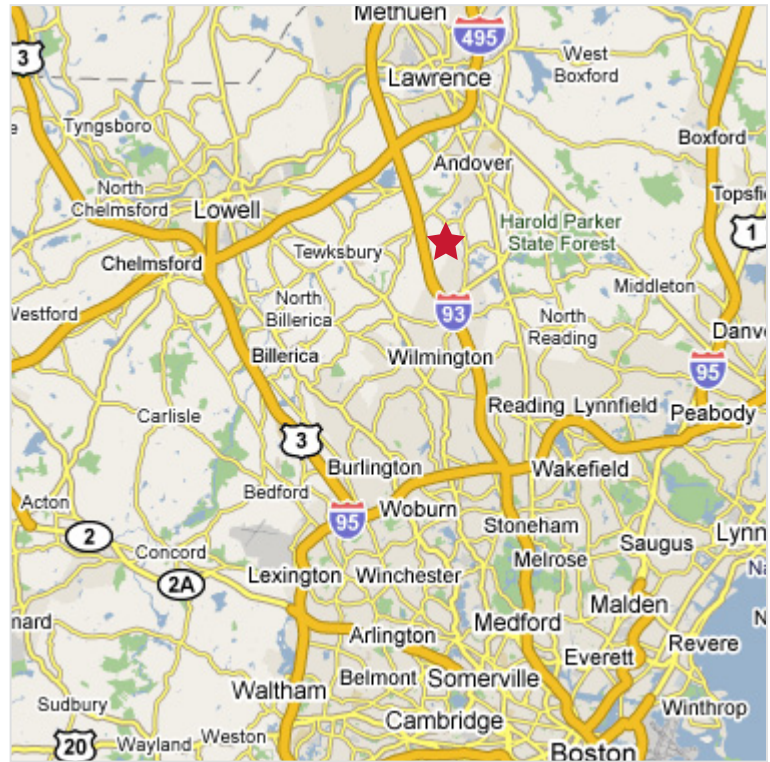
303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

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19 CONNECTOR ROAD ANDOVER, MA

PROPERTY HIGHLIGHTS

19 Connector Road is a unique combination of brick and ribbon window design with high ceilings and is well suited for a variety of uses such as light manufacturing, warehousing and distribution. A key aspect of the property is that it is easily subdivided with 57,600 SF available for lease immediately, it can be subdivided down to 19,200 SF. Well located with easy access to I-93, Route.128, and Route. 495. The space features 20' clear ceiling heights, AC throughout, tailboard loading, ribbon windows and a 3.4/1,000 SF parking ratio.



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