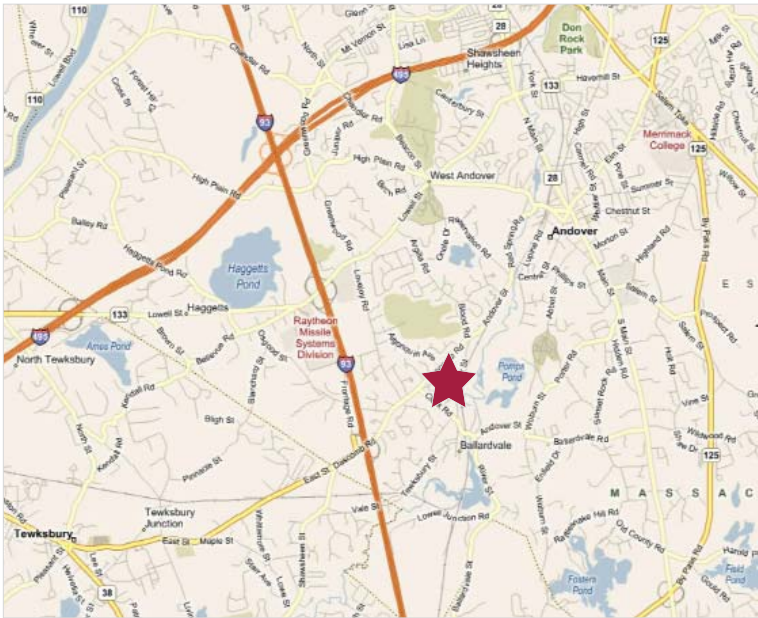


FOR SALE OR LEASE

224 Andover Street | Andover, MA

THIRD PRICE REDUCTION!



MANUFACTURING / WAREHOUSE

Property Highlights

Located in the Ballardvale section of Andover, next to the Ballardvale T stop, this well-located property has access to Rte 125, I-93, I-495, I-95 and Route 128/I-90/Mass Pike.

Building Specs

36,000 SF of manufacturing/warehouse/office
Built: 1970 (est.)
Lot: 2.36 acres
Zoning: IG Industrial
Power: 400 Amp/480 Volt; 3 Phase
Heat: Hot water/oil; 40% A/C in office area
Ceiling height: 13' x 16'
Construction: Steel frame & concrete block
Loading: 6 tailboard loading docks
Roof: Tar and gravel
Sprinkler: Wet sprinkler system
Utilities: Town water and sewer

~~Sale Price: \$1.8 million~~ ~~\$1.7 million~~ ~~\$1.6 million~~
\$1.4 million



contact information

David Gilkie, SVP, CCIM

direct: 617 457 3202

email: dgilkie@naihunneman.com



Commercial Real Estate Services, Worldwide.

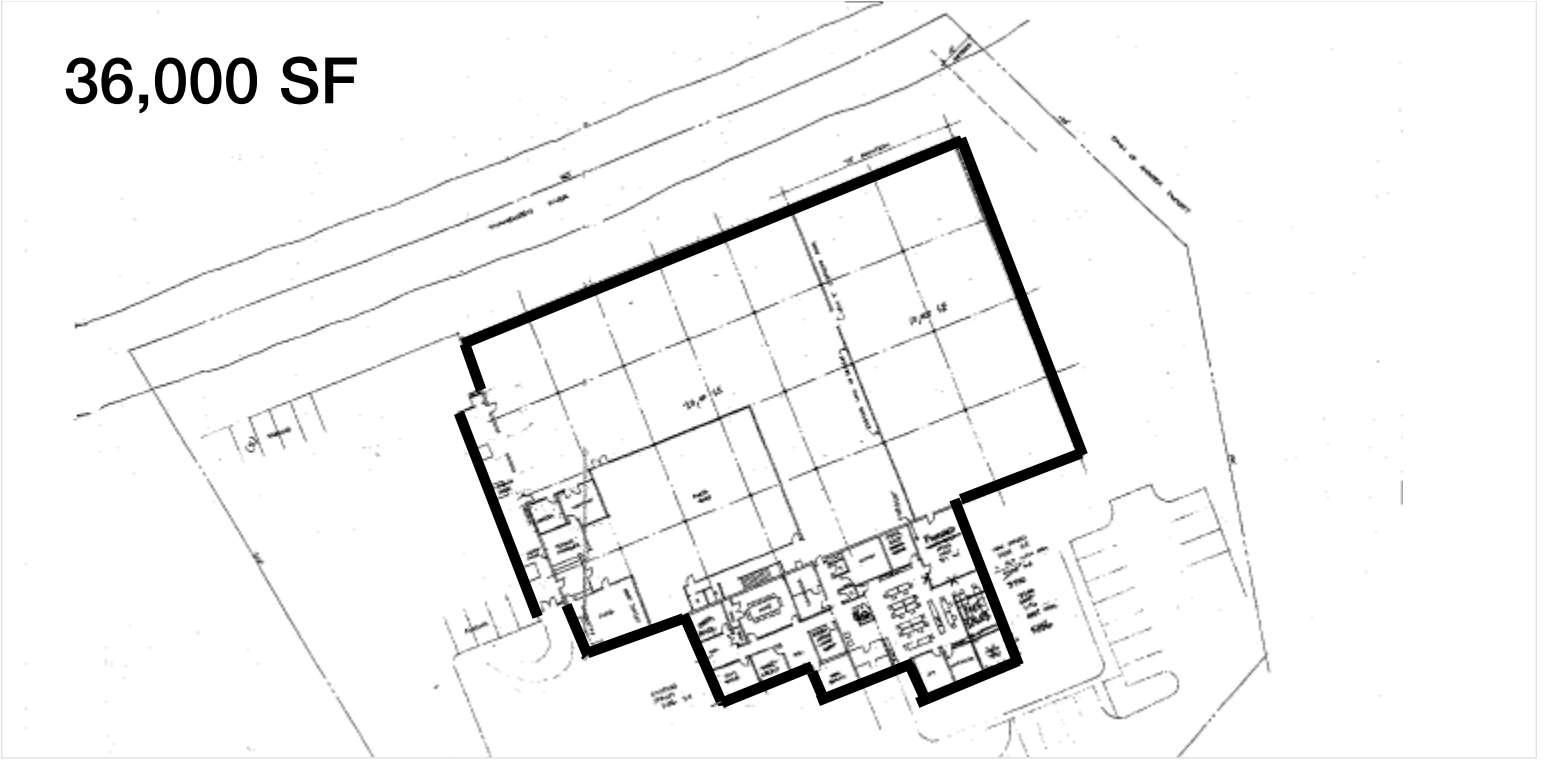
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303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

224 ANDOVER STREET | ANDOVER

Warehouse & Manufacturing Space

36,000 SF



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