

FOR LEASE: 323 Andover Street, Wilmington, MA



First Floor Office / Light Manufacturing Potential

MULTIPLE OPPORTUNITIES UP TO 6,450 +/- SF

- First Floor Office Space
- 675 +/- sf (15' x 45') industrial storage area with double loading door at the rear of the building also available.
- Ample on-site parking
- New paint and lights
- Some suites with private bathrooms; common restrooms in the hallway
- Individual Suites: \$14.00 per sf includes utilities
- Entire 6,450 +/- sf: \$12.00 per sf plus utilities



CARBONE Commercial Real Estate, Inc.

Your Professional Commercial-Investment Real Estate Source

Contact: Edward Carbone 781-935-5444 Edward@CarboneRE.com www.CarboneRE.com

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LEASING OPPORTUNITIES

SUITE	SIZE (+/- SF)	LEASE PRICE per SF	TERMS	PER MONTH
1	570	\$14	including utilities*	\$665.00
2	560	\$14	including utilities*	\$653.33
3	487	\$14	including utilities*	\$568.17
4	409	\$14	including utilities*	\$477.17
5	367	\$14	including utilities*	\$428.17
6	676	\$14	including utilities*	\$788.67
7	552	\$14	including utilities*	\$644.00
8	500	\$14	including utilities*	\$583.33
9	544	\$14	including utilities*	\$634.67
10	515	\$14	including utilities*	\$600.83
5, 7	919	\$14	including utilities*	\$1,072.17
2, 4	969	\$14	including utilities*	\$1,130.50
6, 8	1,176	\$14	including utilities*	\$1,372.00
5, 7, 9	1,463	\$14	including utilities*	\$1,706.83
2, 4, 6, 8, 10	2,760	\$13	including utilities*	\$3,220.00
1 - 10	6,450	\$12	plus utilities	\$6,450.00
15' x 45' storage	675	\$12	plus utilities	\$675.00

* general office use



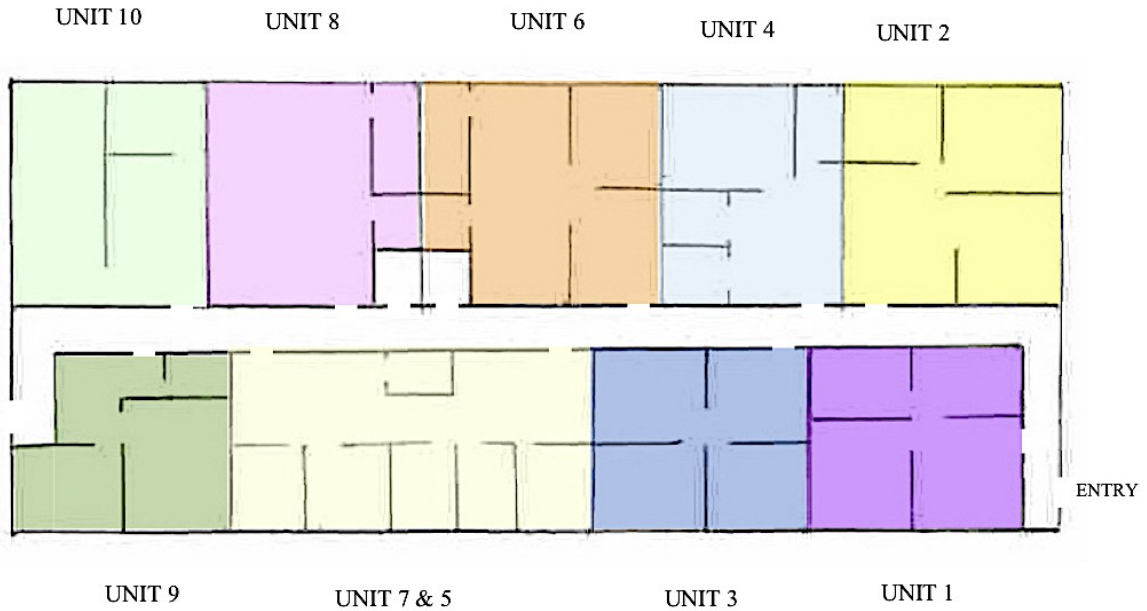
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FLOORPLAN



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