

# 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: \$18.00 per sf includes utilities
- Entire 6,450 +/- sf: \$16.00 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

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is presented subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice.  
Copyright 2019 Carbone Commercial Real Estate, Inc., agent of the Owner/Seller.

# 323 Andover Street, Wilmington, MA

## LEASING OPPORTUNITIES

SUITE	SIZE (+/- SF)	LEASE PRICE per SF	TERMS	PER MONTH
1	570	\$18.00	includes utilities*	\$855.00
2	560	\$18.00	includes utilities*	\$840.00
3	487		occupied by TAW	
4	409	\$18.00	includes utilities*	\$613.50
5	367	\$18.00	includes utilities*	\$550.50
6	676	\$18.00	includes utilities*	\$1,014.00
7	552	\$18.00	includes utilities*	\$828.00
8	500	\$18.00	includes utilities*	\$750.00
9	544	\$18.00	includes utilities*	\$816.00
10	515	\$18.00	includes utilities*	\$772.50
5, 7	919	\$18.00	includes utilities*	\$1,378.50
2, 4	969	\$18.00	includes utilities*	\$1,453.50
6, 8	1,176	\$18.00	includes utilities*	\$1,764.00
5, 7, 9	1,463	\$18.00	includes utilities*	\$2,194.50
2, 4, 6, 8, 10	2,760	\$18.00	includes utilities*	\$4,140.00
<b>1 - 10</b>	<b>6,450</b>	<b>\$16.00</b>	plus utilities	\$8,600.00
15' x 45' storage	675	\$18.00	plus utilities	\$1,012.50

\* general office use



## CARBONE Commercial Real Estate, Inc.

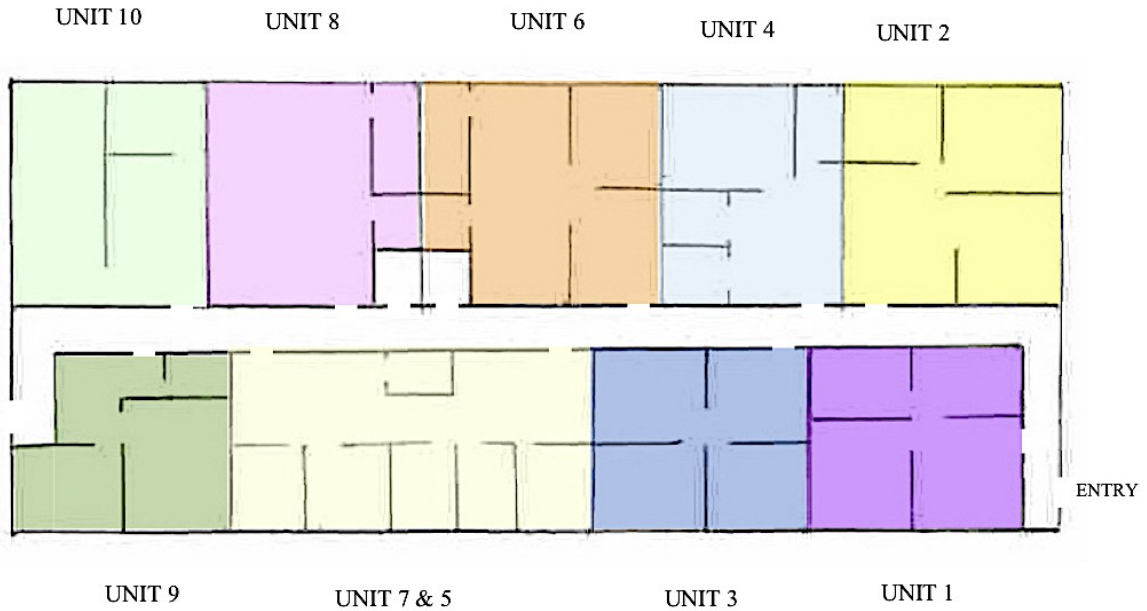
Your Professional Commercial-Investment Real Estate Source

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

# 323 Andover Street, Wilmington, MA

---

## FLOORPLAN



---

**CARBONE Commercial Real Estate, Inc.**

Your Professional Commercial-Investment Real Estate Source

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