

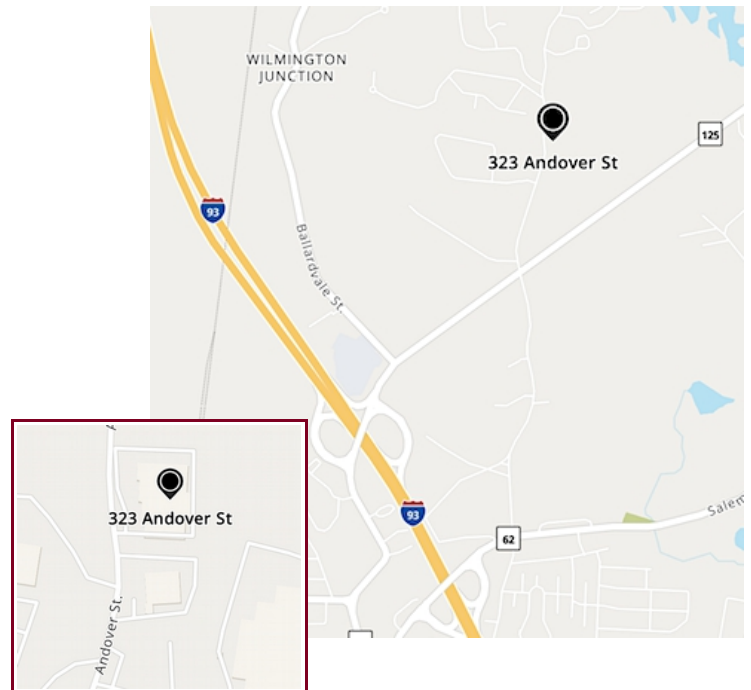
# 323 Andover Street, Wilmington, MA



323 Andover Street is a 24,920 +/-sf single-story industrial office building consisting of office, storage, and light manufacturing space.

## Office Space For Lease

- Building 1: Office Space
  - **UNIT 2:** 560 +/-sf, \$840/month
  - **UNIT 4:** 409 +/-sf, \$700/month
  - **UNITS 5 & 7:** 919 +/-sf, \$1,380/month
- Single-story building
- Common restrooms
- 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 includes utilities



Edward Carbone, CCIM

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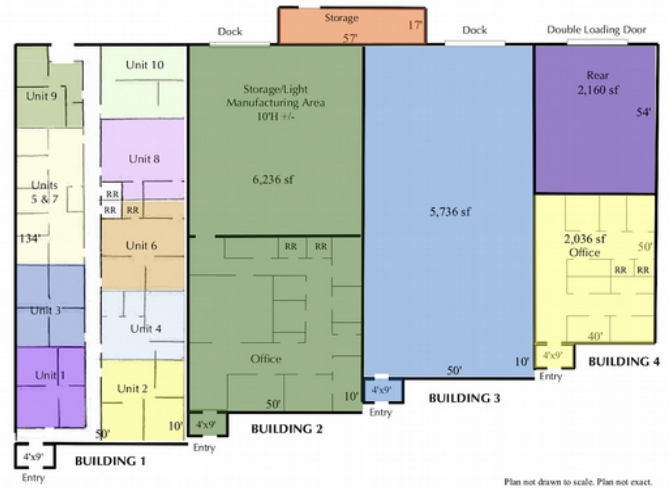
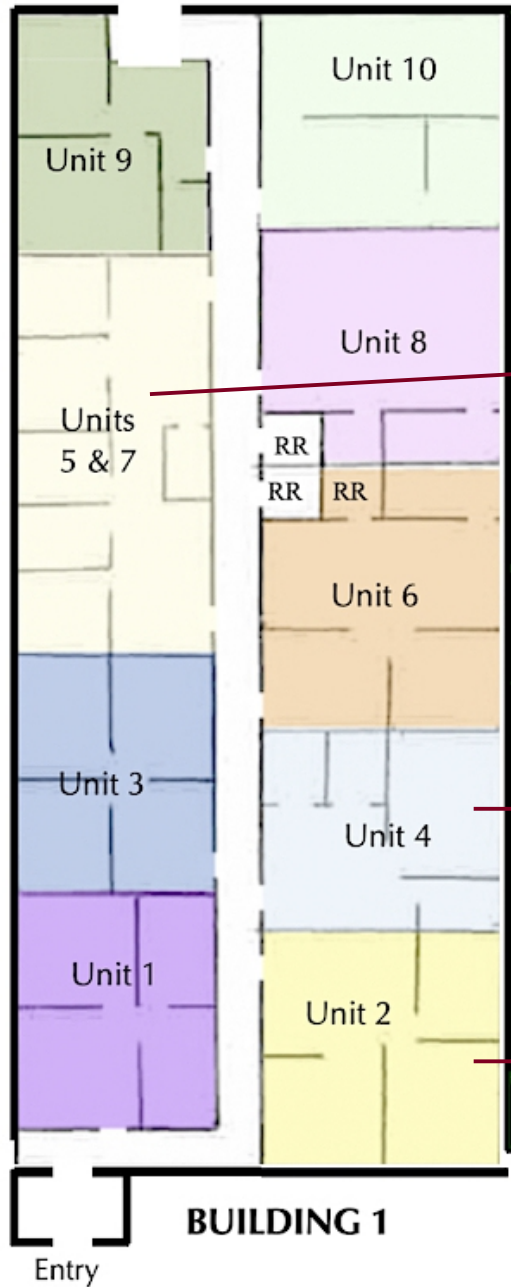
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## CARBONE Commercial Real Estate, Inc.

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# 323 Andover Street, Wilmington, MA



**Bldg 1: U5 & U7**  
919 +/- sf  
\$1,380/month includes utilities

**Bldg 1: U4**  
409 +/- sf  
\$700/month includes utilities

**Bldg 1: U2**  
560 +/- sf  
\$840/month includes utilities

**Bldg 1: U4 & U2**  
969 +/- sf  
\$1,455/month includes utilities



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