

# FOR LEASE: 323 Andover Street, Wilmington, MA



## First Floor Office / Light Manufacturing Potential

### MULTIPLE OPPORTUNITIES UP TO 4,966 +/- 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 Office Suites: \$16.00 per sf (includes 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	\$16.00	includes utilities*	\$760.00
2	560	LEASED	LEASED*	LEASED
3	487		occupied by TAW*	
4	409	LEASED	LEASED*	LEASED
5	367	\$16.00	includes utilities*	\$489.33
6	676	\$16.00	includes utilities*	\$901.33
7	552	\$16.00	includes utilities*	\$736.00
8	500	\$16.00	includes utilities*	\$666.67
9	544	\$16.00	includes utilities*	\$725.33
10	515	LEASED	LEASED	LEASED
5, 7	919	\$16.00	includes utilities*	\$1,225.33
2, 4	969	\$16.00	includes utilities*	\$1,292.00
6, 8	1,176	\$16.00	includes utilities*	\$1,568.00
5, 7, 9	1,463	\$16.00	includes utilities*	\$1,950.67
1 - 10	6,450	N/A	N/A	N/A
15' x 45' storage	675	\$18.00	plus utilities	\$900.00

\* general office use



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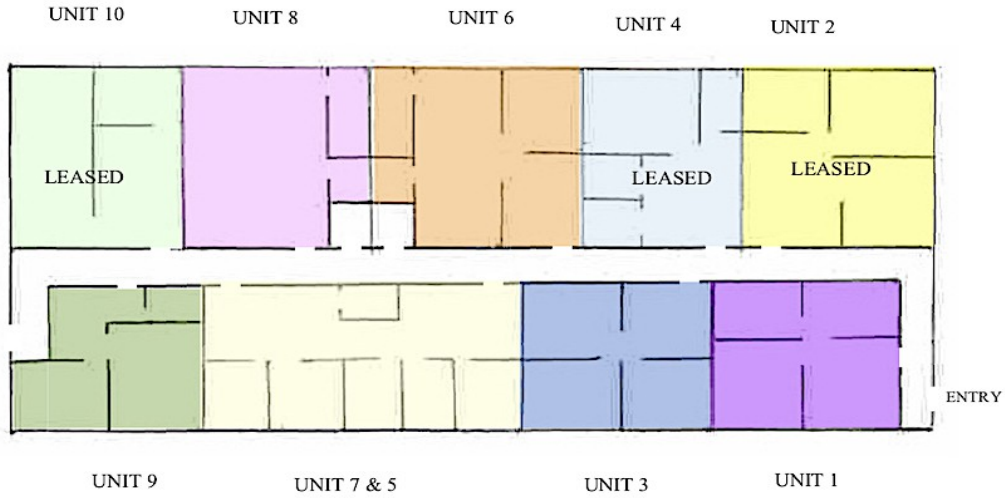
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## FLOORPLAN

323 ANDOVER STREET, WILMINGTON, MA  
6,450 +/- SF



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