

FOR LEASE: 323 Andover Street, Wilmington, MA



First Floor Office / Light Manufacturing Potential

MULTIPLE OPPORTUNITIES

- First Floor Office Space
- 675 +/- sf (15' x 45') industrial storage area with double loading door at the rear of the building.
- 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	LEASED	includes utilities*	
2	560	LEASED	LEASED	
3	487	LEASED	LEASED	
4	409	LEASED	LEASED	
5	367	\$15.50	includes utilities*; must be leased with Unit 7	
6	676	\$15.50	includes utilities*	\$875.00
7	552	\$15.50	includes utilities*; must be leased with Unit 5	
8	500	LEASED	LEASED	
9	544	LEASED	LEASED	
10	515	LEASED	LEASED	
5, 7	919	\$15.50	includes utilities*	\$1,175.00
1 - 10	6,450	N/A	N/A	
15' x 45' storage	675	LEASED	LEASED	

* general office use



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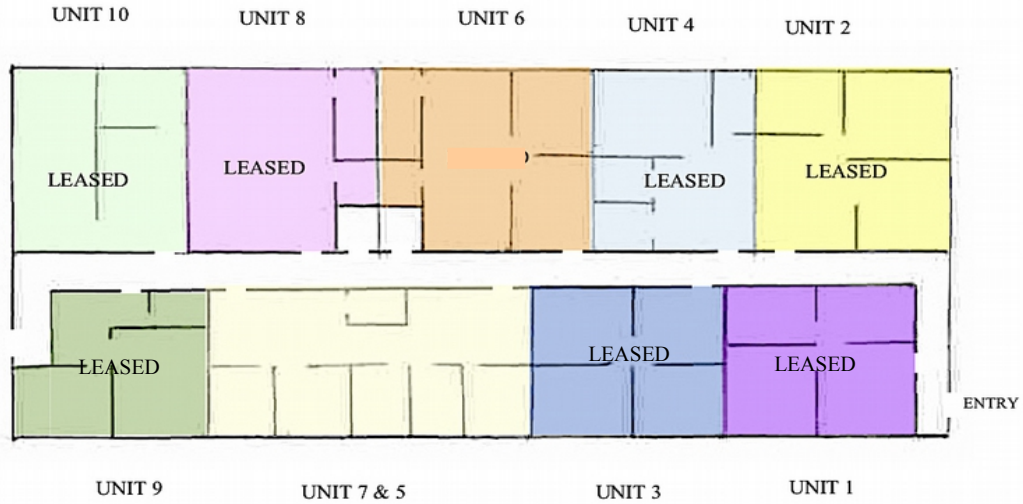
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FLOORPLAN

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



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