

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 & Flex Space For Lease

- Various leasing opportunities currently available (see page 2):
 - **Unit 1-8:** 500 +/-sf office
 - **Unit 2:** 6,236 +/-sf office + storage/light manufacturing (approx. 50/50)
 - **Unit 4:** 2,036 +/-sf office
- Some units with a loading dock, overhead loading door, private restroom; and/or direct exterior entry.
- Common on-site daytime parking
- Located 1.1 miles to Route 93
- Zoned: General Industrial



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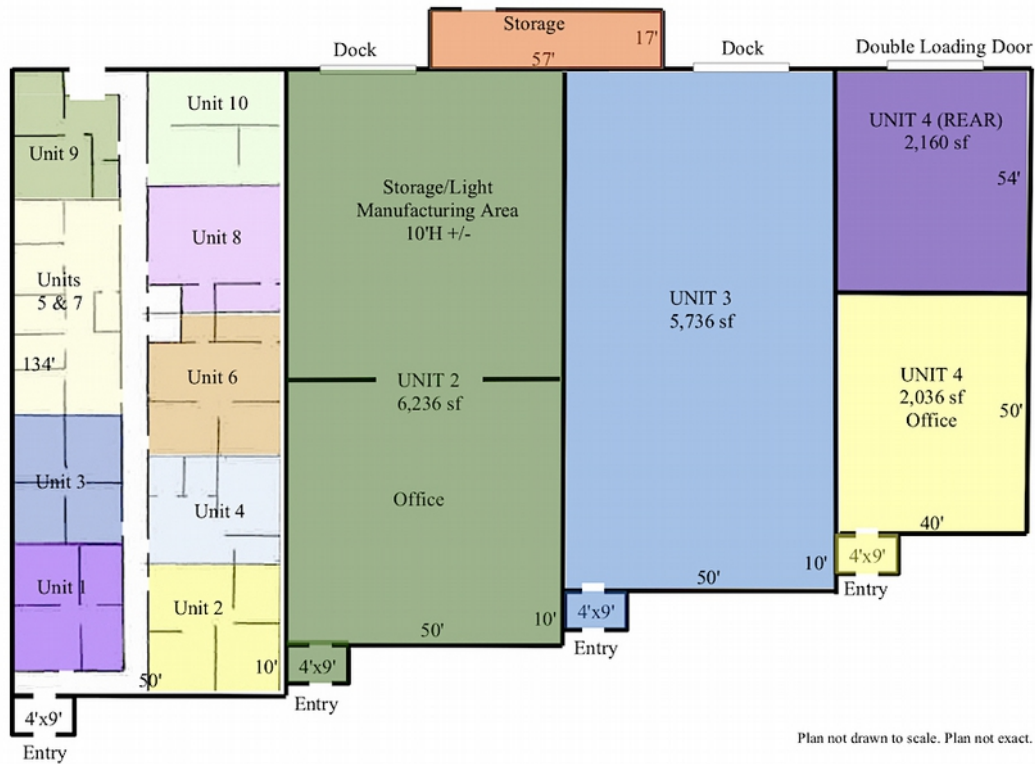
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LEASING OPPORTUNITIES

UNIT	SIZE (+/- SF)	PER SF	TERMS
Unit 1-1	570	LEASED	includes utilities*
Unit 1-2	560	LEASED	LEASED
Unit 1-3	487	OWNER OCCUPIED	LEASED
Unit 1-4	409	LEASED	LEASED
Unit 1-5	367	LEASED	includes utilities*; must be leased with Unit 7
Unit 1-6	676	LEASED	includes utilities*
Unit 1-7	552	LEASED	includes utilities*; must be leased with Unit 5
Unit 1-8	500	\$24.00	includes utilities*
Unit 1-9	544	LEASED	LEASED
Unit 1-10	515	LEASED	LEASED
Units 1 - 10	6,450	N/A	N/A
Storage (15'10" x 48" / 17'x57')	760	LEASED	LEASED
Unit 2	6236	\$18.00	per sf n plus utilities
Unit 3	5736	LEASED	per sf n plus utilities
Unit 4	2036	\$18.00	per sf n plus utilities
Unit 4-Rear	2160	LEASED	per sf n plus utilities

* general office use
Real Estate Taxes (FY2023): \$2.44 per sf

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