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):

- 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

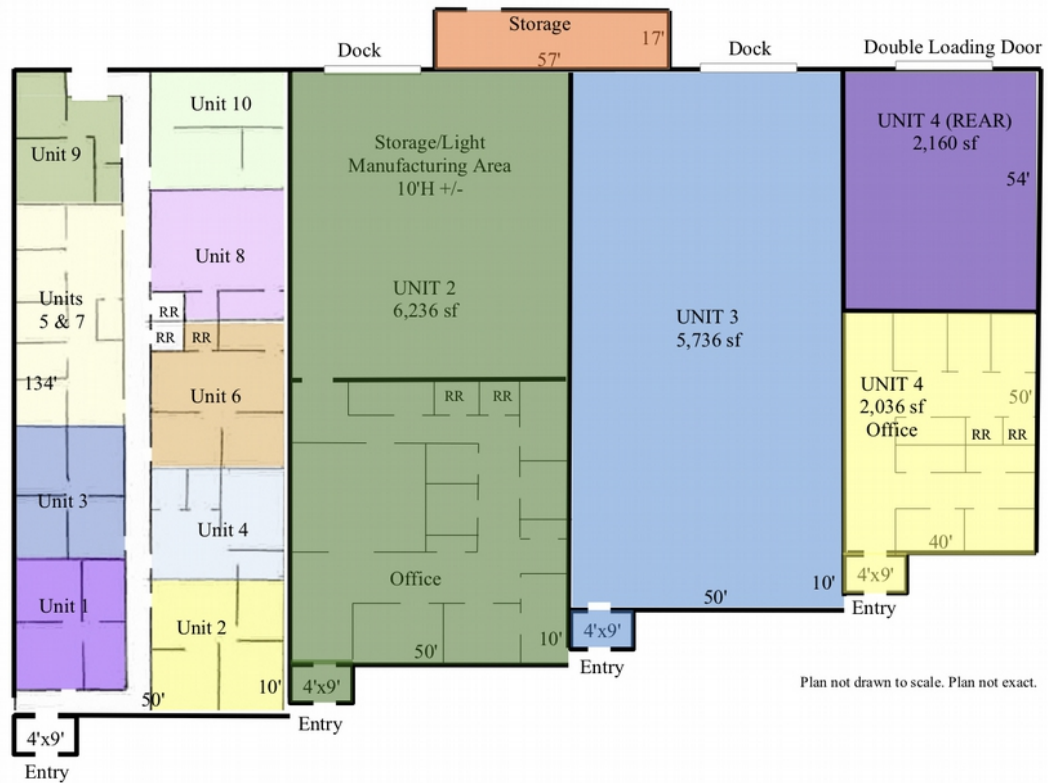

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Plan not drawn to scale. Plan not exact.

LEASING OPPORTUNITIES

UNIT	SIZE (+/- SF)	PER SF	TERMS
Unit 1-1	570	LEASED	includes utilities*
Unit 1-2	560	$800/mo.	includes utilities*
Unit 1-3	487	OWNER OCCUPIED	LEASED
Unit 1-4	409	$700/mo.	includes utilities*
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	$800/mo.	includes utilities*
Unit 1-9	544	LEASED	LEASED
Unit 1-10	515	LEASED	LEASED
Storage (15'10" x 48" / 17'x57')	760	LEASED	LEASED
Unit 2	6236	$16.00/sf	plus RE Taxes and utilities
Unit 3	5736	LEASED	plus RE Taxes and utilities
Unit 4	2036	$2,400/mo.	plus utilities
Unit 4-Rear	2160	LEASED	plus RE Taxes and utilities

* general office use
 Real Estate Taxes (FY2024): $2.50 per sf