



40 FLAGSHIP DRIVE

NORTH ANDOVER, MA

FOR SALE | 4 ACRE LAND SITE

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

4 Acre Industrial Land Site For Sale

LOCATION

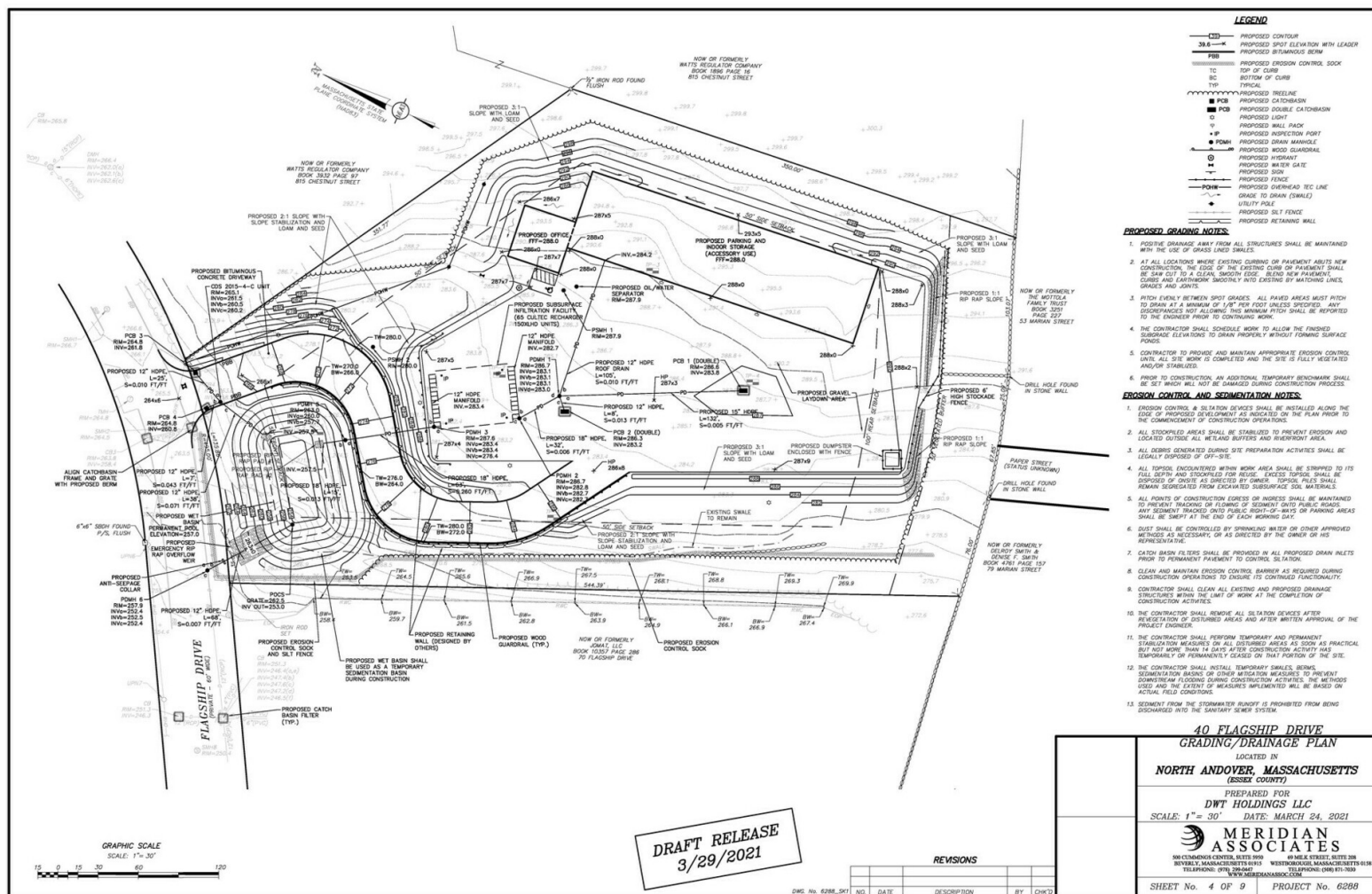
- Exceptional Regional Access to Greater Boston, Southern NH, and Major Highways
- 3.3 Miles to I-495
- 3.4 Miles to Andover Commuter Rail
- 6.3 Miles to I-93
- 9.5 Miles to I-95

OFFERING SUMMARY

Sale Price:	\$3,225,000
Lot Size:	4 Acres
Zoning:	Industrial-1

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	15,018	48,834	180,936
Total Population	40,375	133,091	485,962
Average HH Income	\$169,969	\$122,121	\$117,180

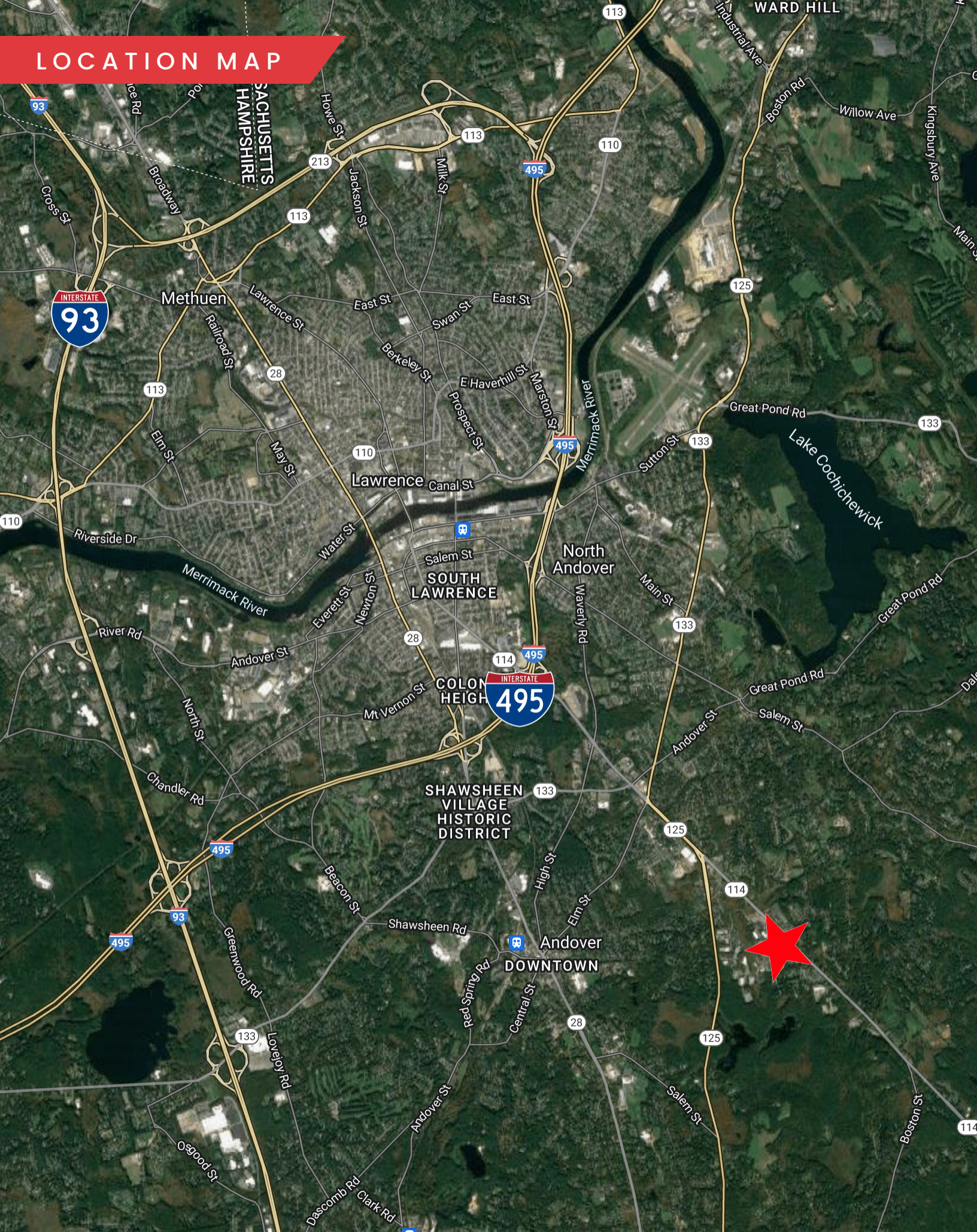
SITE PLAN



ADDITIONAL PHOTO



LOCATION MAP



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