

FOR LEASE

45 BEECHWOOD DR. NORTH ANDOVER, MA

± 17,159 SF INDUSTRIAL / FLEX SPACE



- Situated opposite 3.8 million SF Amazon Facility
- Located just off of Route 125



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION:

±17,159 SF Industrial / Flex Space
Available for Lease

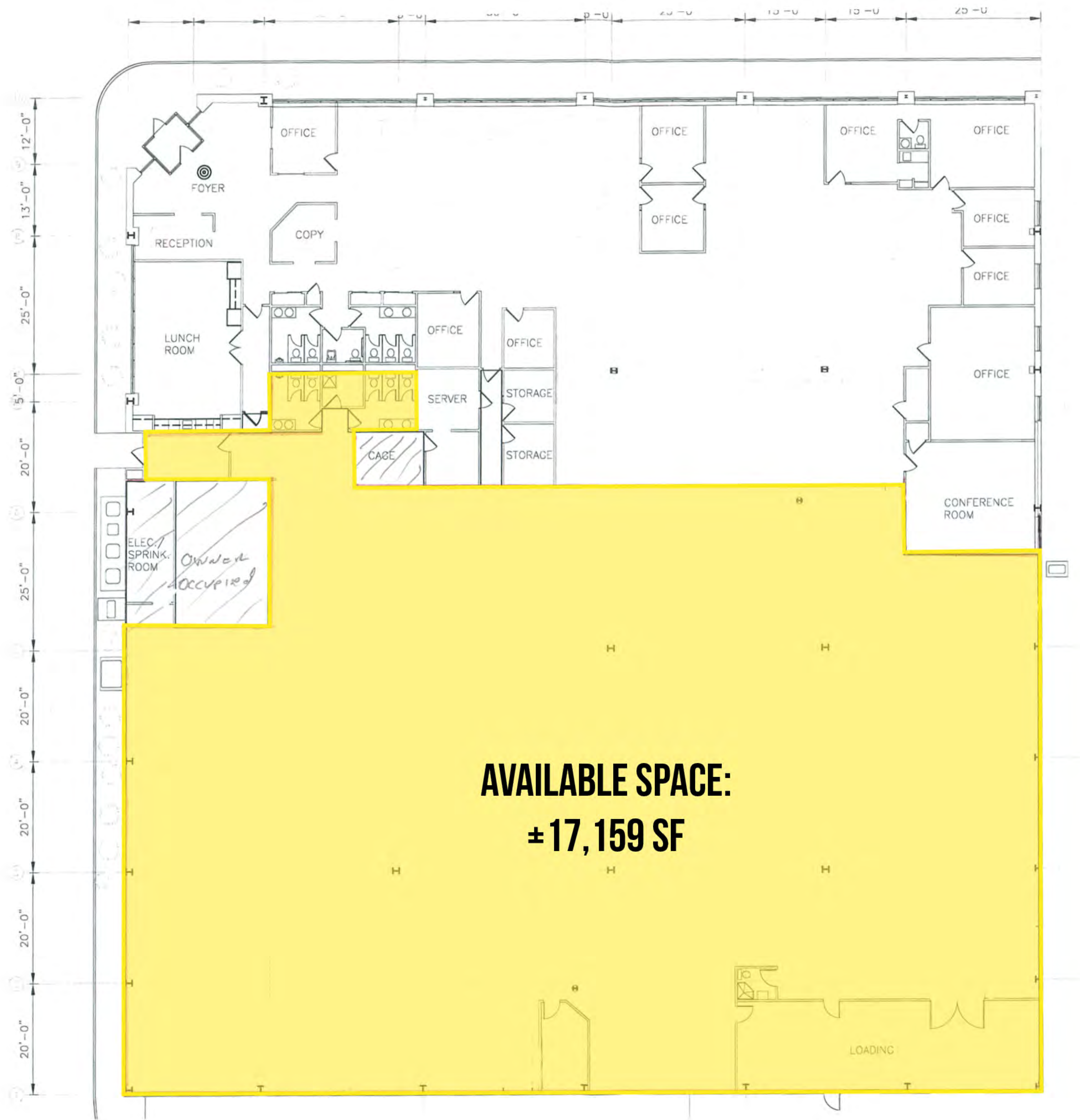
LOCATION HIGHLIGHTS:

- Situated opposite 3.8M SF Amazon Facility
- Located just off of Route 125
- 2.8 Miles to I-495

PROPERTY SPECIFICATIONS:

- AVAILABLE SPACE: ± 17,159 SF
- LOT SIZE ± 5.01 ACRES
- YEAR BUILT ± 1997
- LOADING: 2 docks, 1 Drive-in
- CLEAR HEIGHT: 14'
- SPRINKLER: Wet System
- POWER: 1200 Amps, 480 Volts
- UTILITIES: Town Water, Septic
- ROOF: Steel
- AVAILABLE: October 1

FLOOR PLANS





2 LOADING DOORS, 1 DRIVE-IN





**1200 AMPS
480 VOLTS**



**14' CLEAR
HEIGHT**





Highway Exits		Public Transit
2.8 MILES	4.1 MILES	3.7 MILES from Bradford Stop
		3.5 MILES from Lawrence Stop
0.2 MILES	1.5 MILES	

±17,159 SF FOR LEASE



CONTACT US

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