

FOR LEASE

45 BEECHWOOD DR. NORTH ANDOVER, MA

± 18,935 SF INDUSTRIAL / FLEX SPACE



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

PROPERTY SUMMARY



PROPERTY DESCRIPTION:

±18,935 SF Industrial / Flex Space
Available for Lease
Reduced Price \$12/SF NNN

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: ± 18,935 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**





Walmart

THE HOME DEPOT

TARGET

amazon

DYNAMIC WASTE SYSTEMS, INC. 866-654-8817



RIKON

Lawrence Municipal Airport (LWM)

OLIVER ENTERPRISES, INC.



Highway Exits		Public Transit
	28	
2.8 MILES	4.1 MILES	3.7 MILES from Bradford Stop
	133	3.5 MILES from Lawrence Stop
0.2 MILES	1.5 MILES	

±18,935 SF FOR LEASE



CONTACT US

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