



235 ANDOVER ST

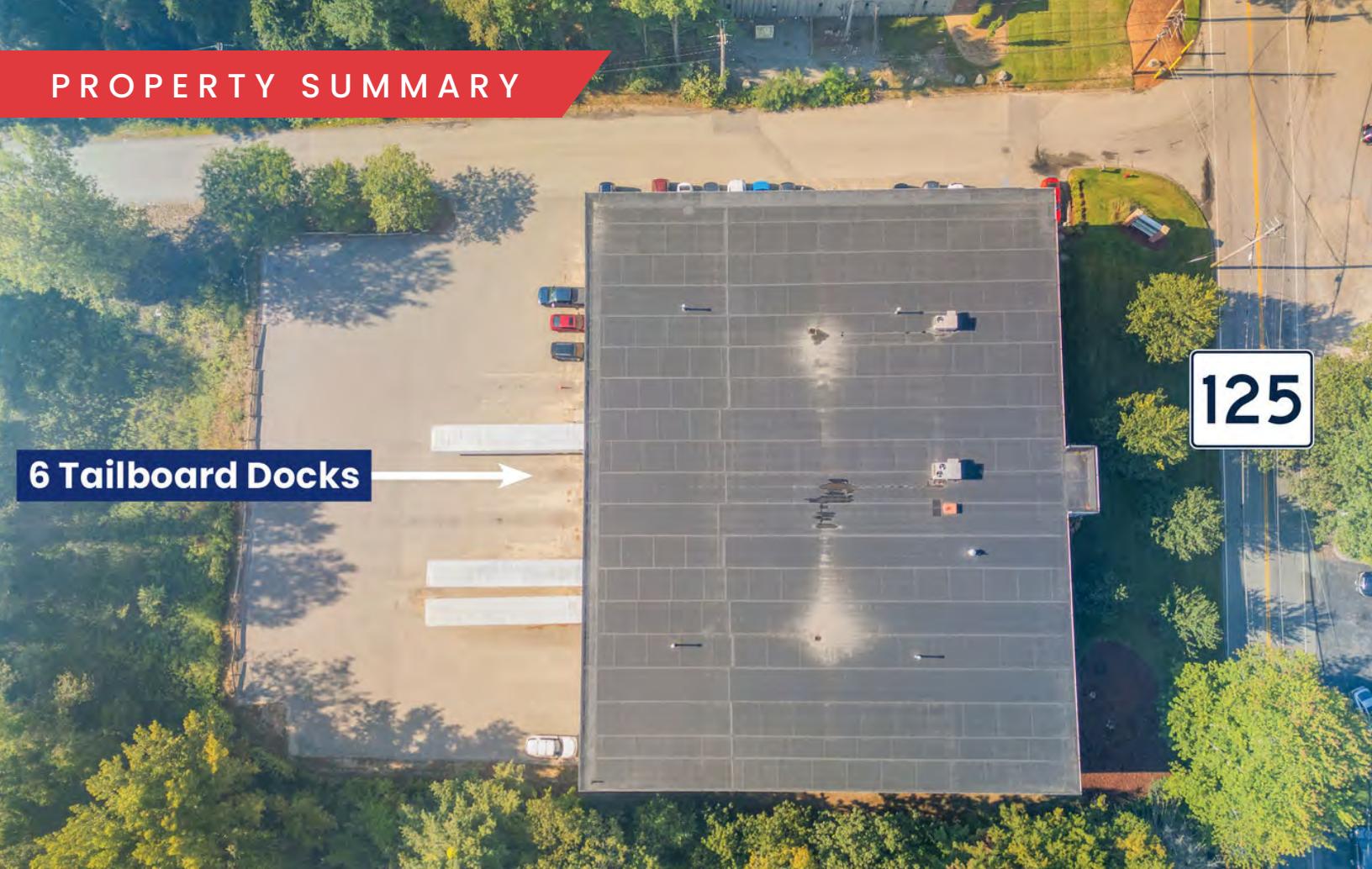
WILMINGTON, MA

FOR LEASE | 30,180 SF CLASS A INDUSTRIAL BUILDING ON 2.03 AC

- Located directly off of Route 125
- 1.1 Miles from Route 93
- 30' Clear Height
- At least 3 dock-locks

EXCLUSIVE AGENT
 THE
STUBBLEBINE
COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

30,180 SF Class A Industrial Building on 2.03 AC for Lease

LOCATION HIGHLIGHTS

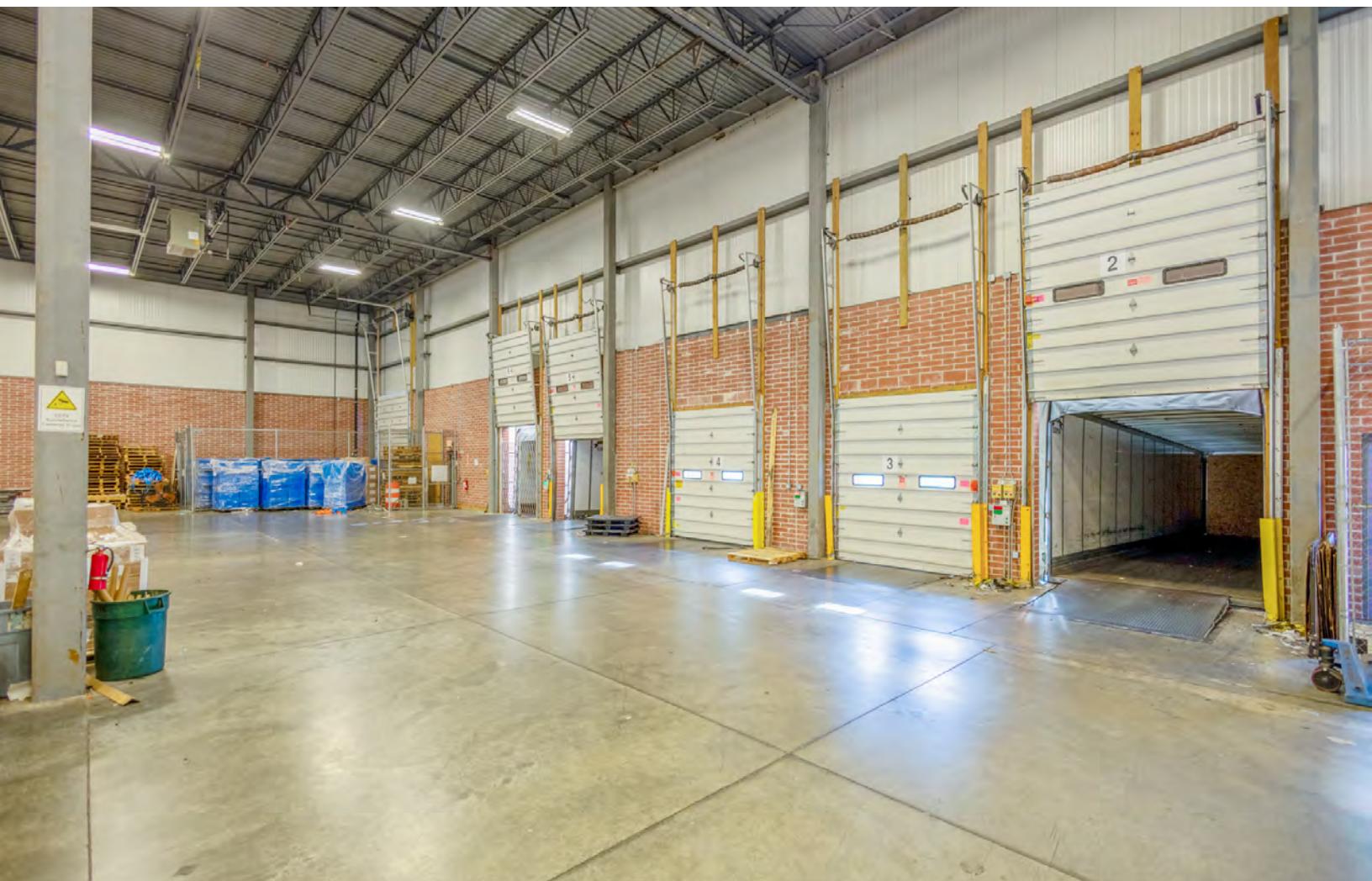
- Located directly off of Route 125
- 1.1 Miles to Route 93
- 1.9 Miles to Route 28

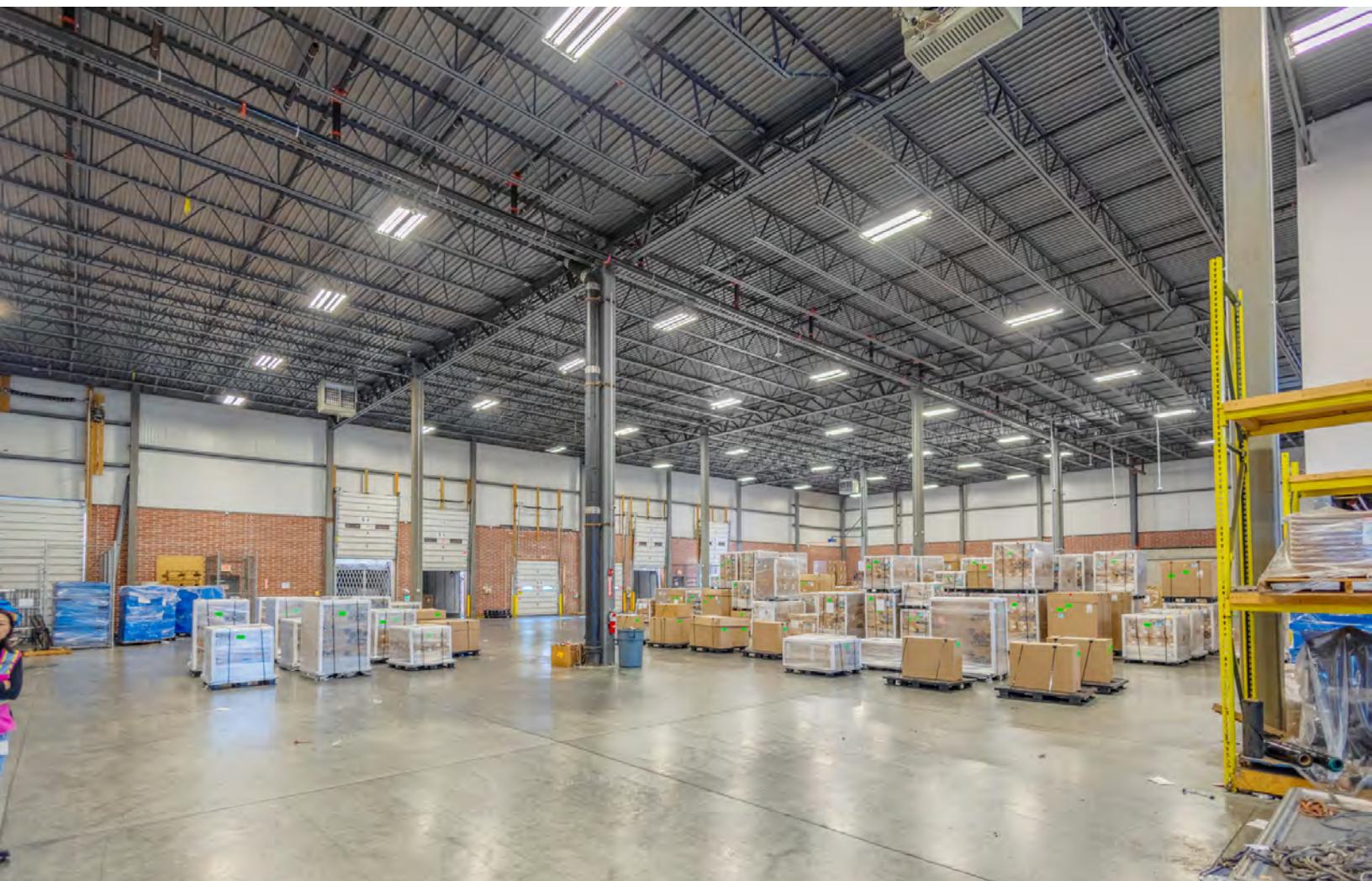
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	11,670	34,748	225,321
Total Population	32,641	97,673	612,898
Average HH Income	\$198,692	\$195,260	\$151,995

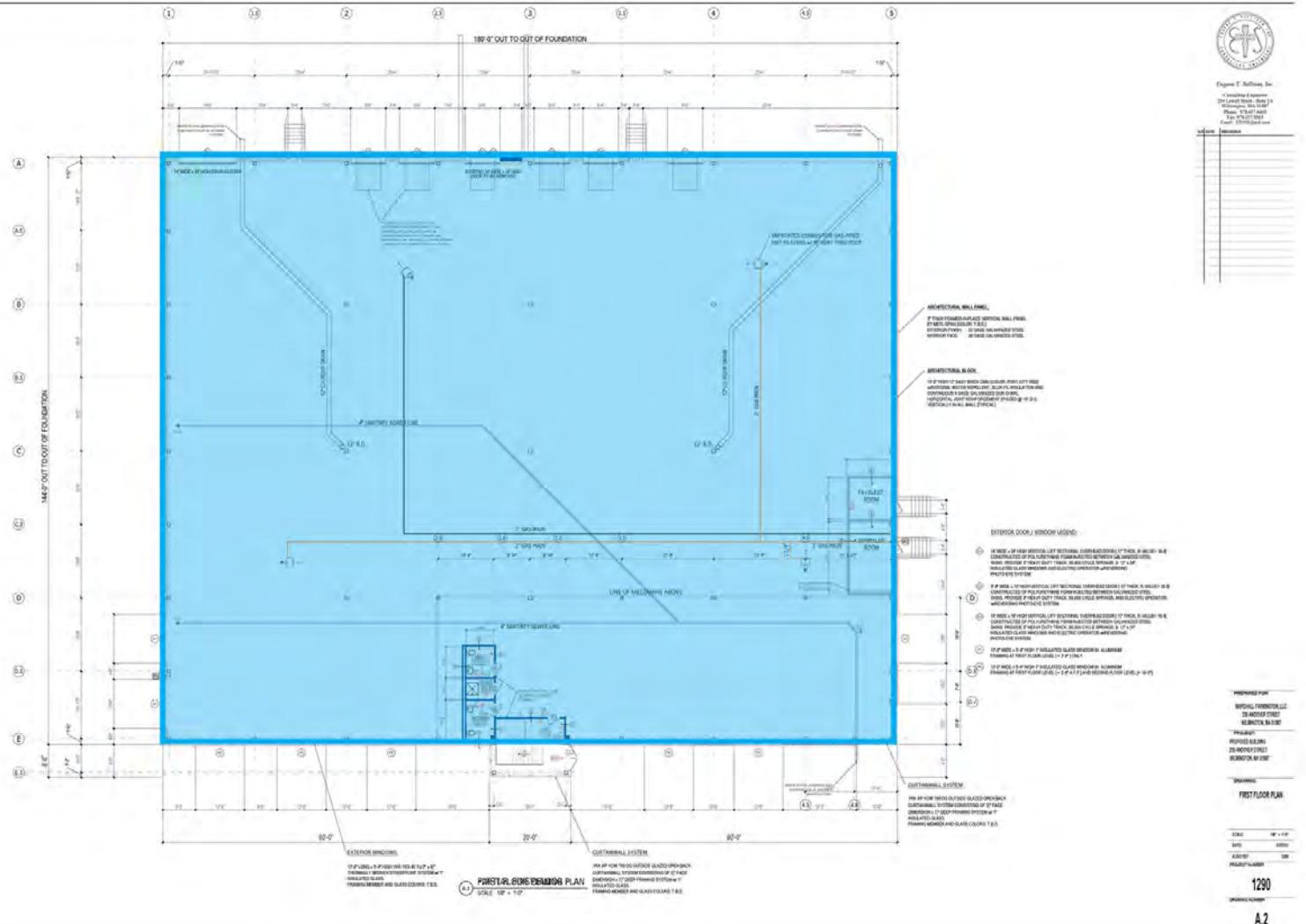
PROPERTY SPECIFICATIONS

Building Size:	30,180 SF
Available Space:	30,180 SF comprised of 25,920 SF Warehouse and 4,260 SF mezzanine office
Lot Size:	2.03 AC
Loading:	6 Tailboard
Drive In:	1
Construction:	Reinforced Concrete
Column Spacing:	36' x 45'
Year Built:	2013
Sprinklers:	Wet
Zoning:	I
Clear Height:	30'
Parking Spaces:	20
Utilities:	Heating - Gas, Lighting
Lease Rate:	Market

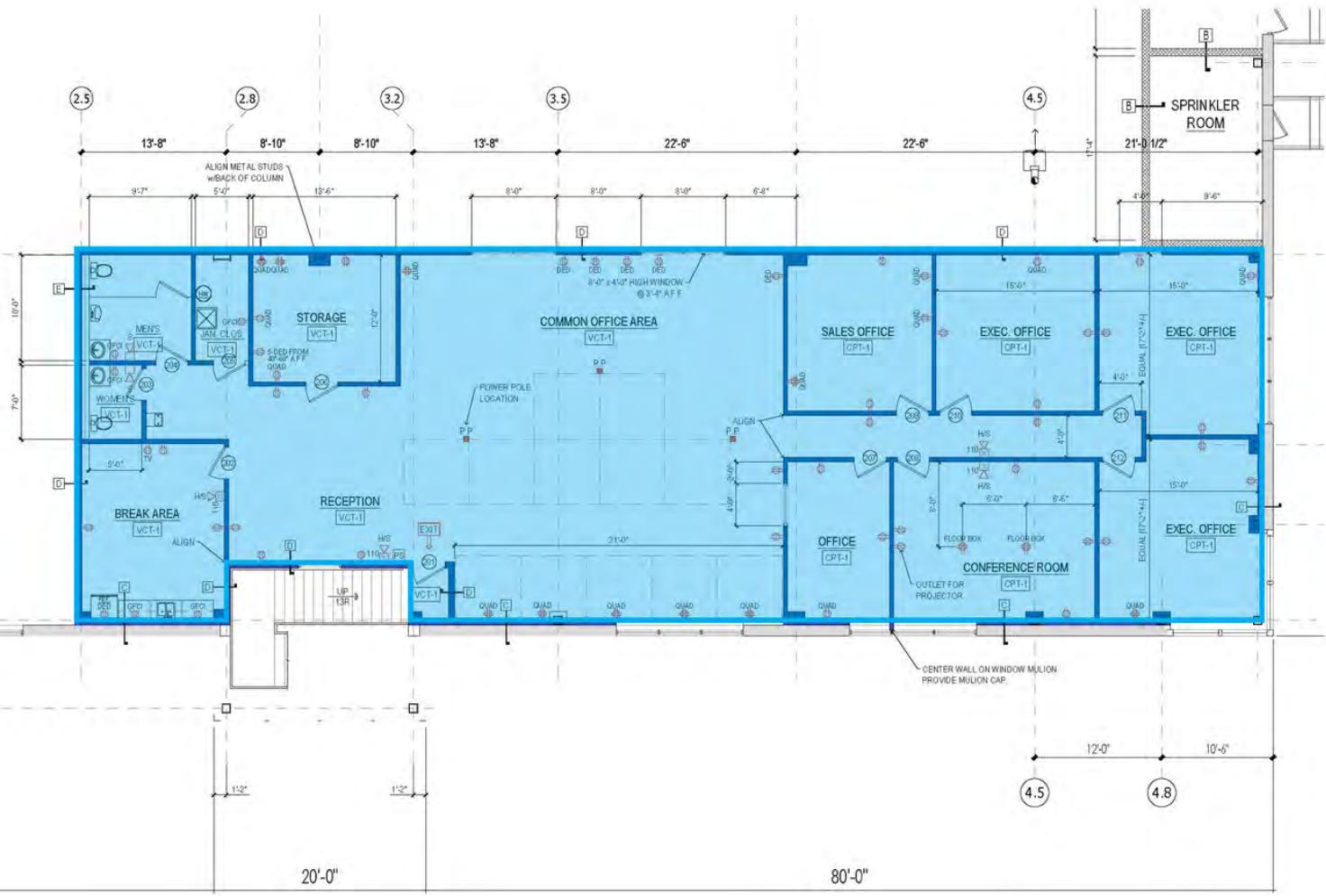




FLOOR PLAN



MEZZANINE FLOOR PLAN



A.1 MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALL INTERIOR PARTITIONS TO BE TYPE "F" UNLESS NOTED OTHERWISE

DISTANCE TO

INTERSTATE 125	0.3 MILES 1 MIN
ROUTE 93	1.1 MILES 4 MIN
ROUTE 28	2.3 MILES 4 MIN

**235 Andover St. Wilmington, MA****38****ANALOG
DEVICES****mks****pepsi****Raytheon****NAPA****CRYSTAL****FERGUSON****125****28****93****62****amazon robotics****FedEx
Freight****TERADYNE****U-HAUL****Takeda****FERGUSON****Mass Pipeline Services Inc.****Wilmington**



235 ANDOVER ST

WILMINGTON, MA

FOR LEASE | 30,180 SF CLASS A INDUSTRIAL BUILDING ON 2.03 AC



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EXCLUSIVE AGENT

