



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



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY

6 Tailboard Docks

125

PROPERTY DESCRIPTION

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

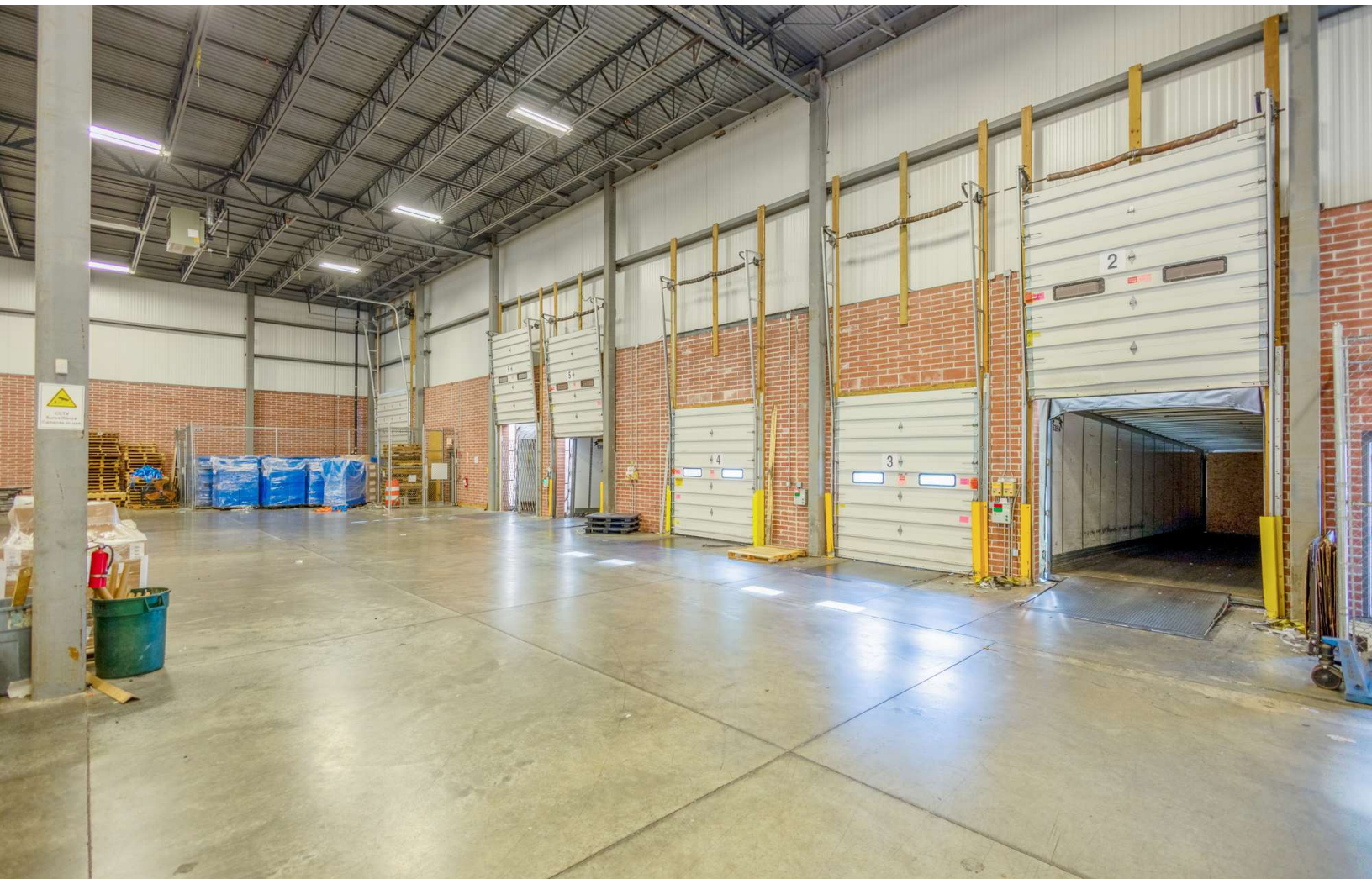
LOCATION HIGHLIGHTS

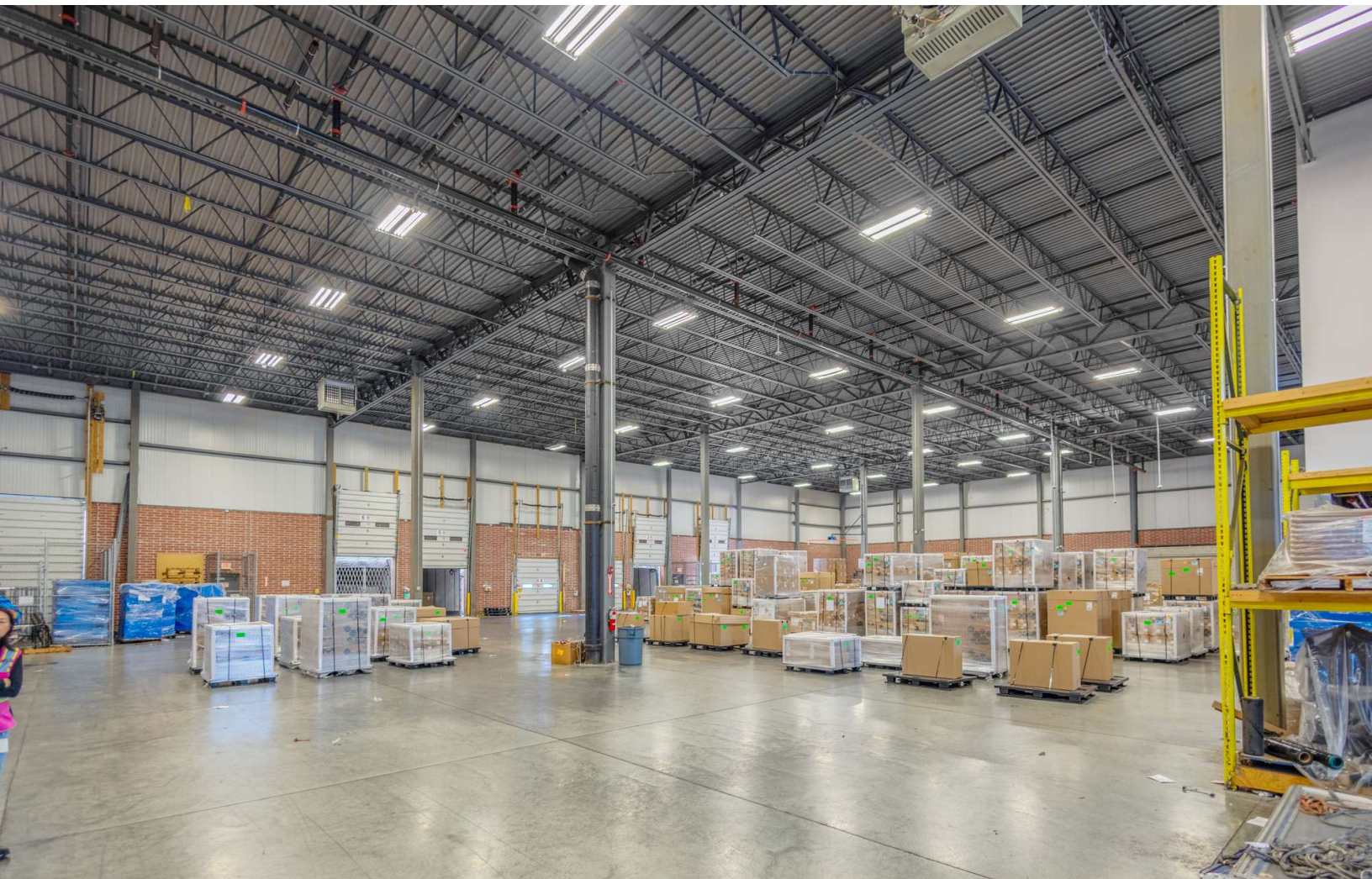
- Located directly off of Route 125
- 1.1 Miles to Route 93
- 1.9 Miles to Route 28

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

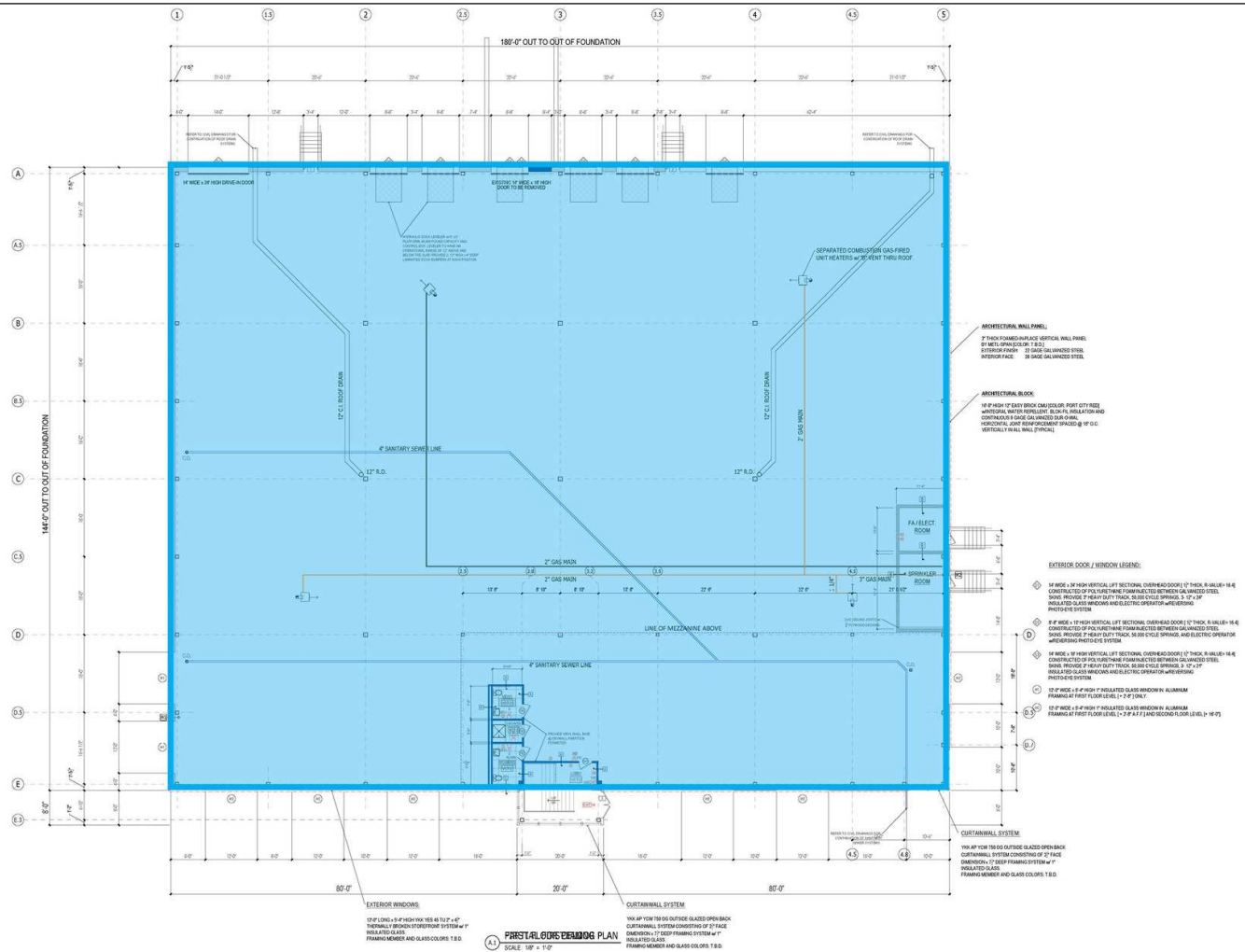
PROPERTY SPECIFICATIONS

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



Eugene T. Sullivan, Inc.
Consulting Engineers
210 Lowell Street - Suite 2A
Wilmington, MA 01897
Phone: 978.657.6409
Fax: 978.657.8563
Email: ETSI@etsoil.com

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PREPARED FOR:
MARSHALL FARMINGTON, LLC
226 ANDOVER STREET
WILMINGTON, MA 01897

PROJECT:
PROPOSED BUILDING
226 ANDOVER STREET
WILMINGTON, MA 01897

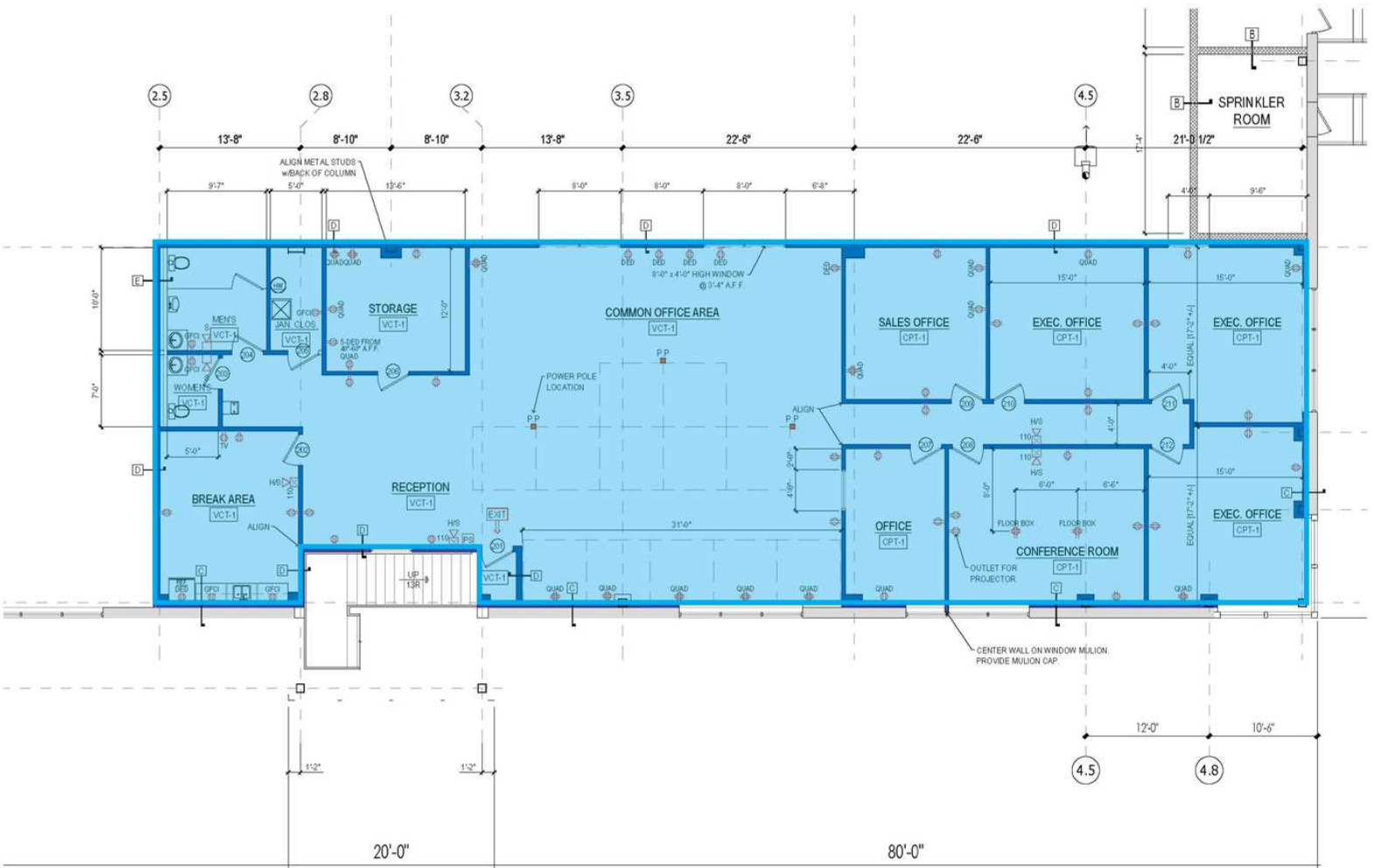
FIRST FLOOR PLAN

SCALE:	1/8" = 1'-0"
DATE:	01/27/20

1290

A.2

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



0.3 MILES
1 MIN



1.1 MILES
4 MIN



2.3 MILES
4 MIN



TERADIODE



PAPER CORPORATION



PACK
SELF STORAGE
CLIMATE CONTROLLED - DIRECT ACCESS



MITSUBISHI
CHEMICAL
GROUP

Monks Manufacturing



Stafford
COLLARS, COUPLINGS & UNIQUE COMPONENTS



235 Andover St. Wilmington, MA



Mass Pipeline Services Inc.

235 ANDOVER ST

WILMINGTON, MA

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

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