



1600 OSGOOD ST.

NORTH ANDOVER, MA

FOR LEASE | 296,640 SF SUBDIVIDABLE OFFICE/FLEX SPACE AVAILABLE

- Office/Flex Space For Lease
- Subdividable
- 2.6 Miles to I-495

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

296,640 SF Office/Flex Space Available for Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	30,209	84,716	154,965
Total Population	85,546	236,508	424,198
Average HH Income	\$101,077	\$107,191	\$135,618

AVAILABLE SPACES

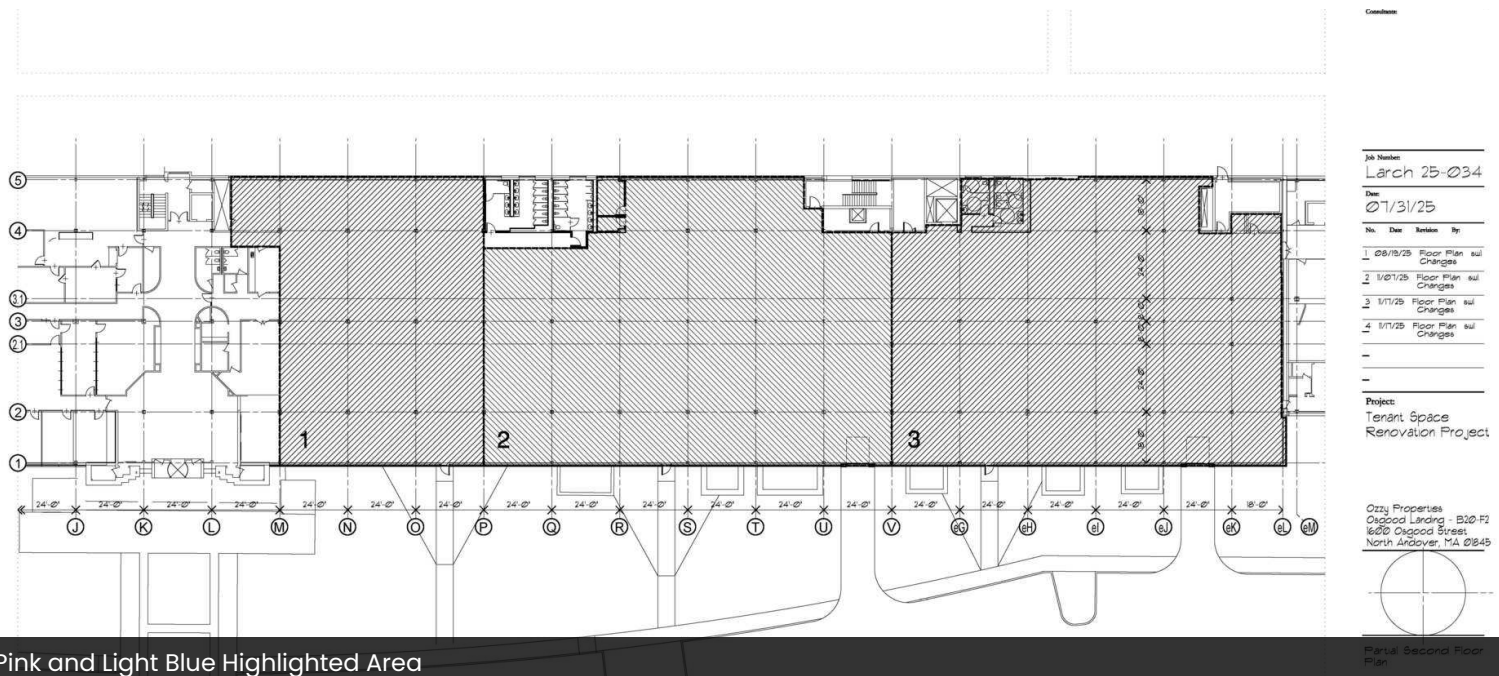
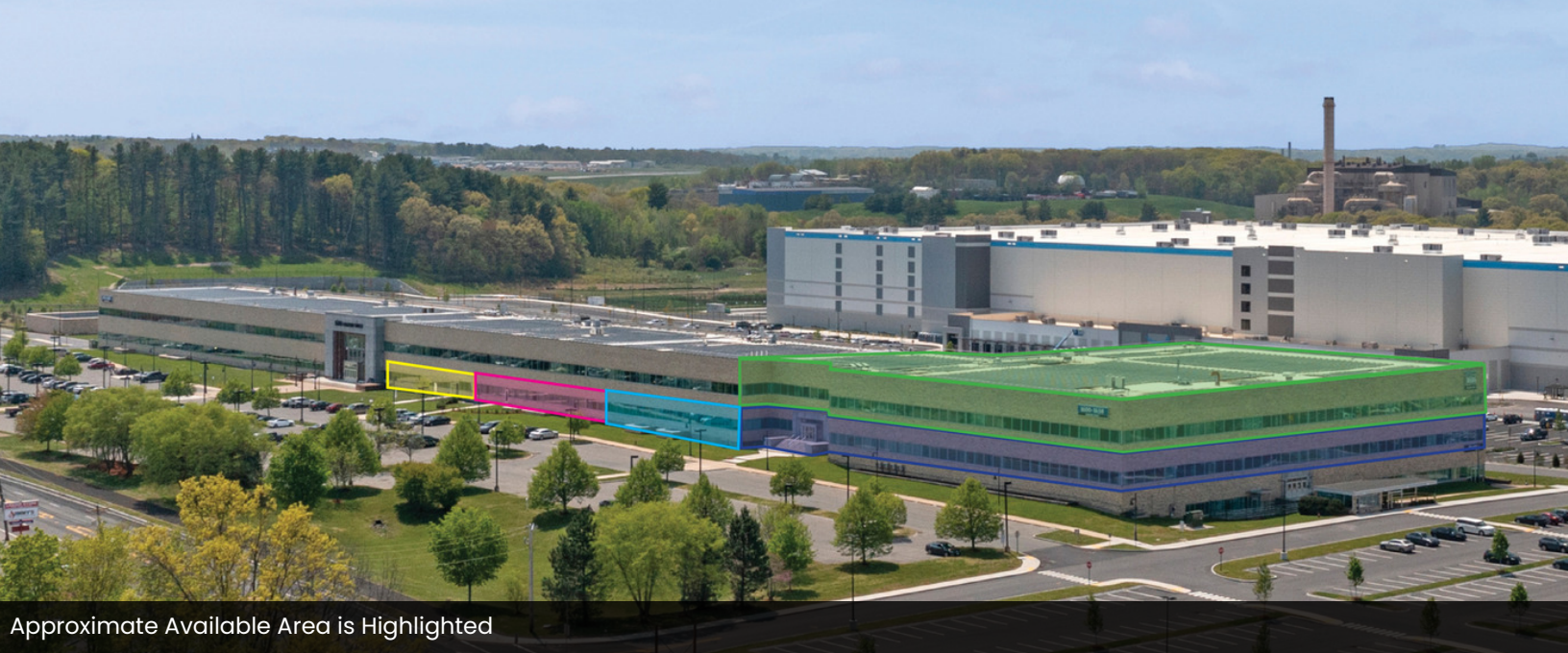
10,000-46,000 SF	Flex Space	Floor 1
1,000-99,757 SF	Office/Flex Space	Floor 2
1,366-117,547 SF	Office Space	Floor 3

PROPERTY SPECIFICATIONS

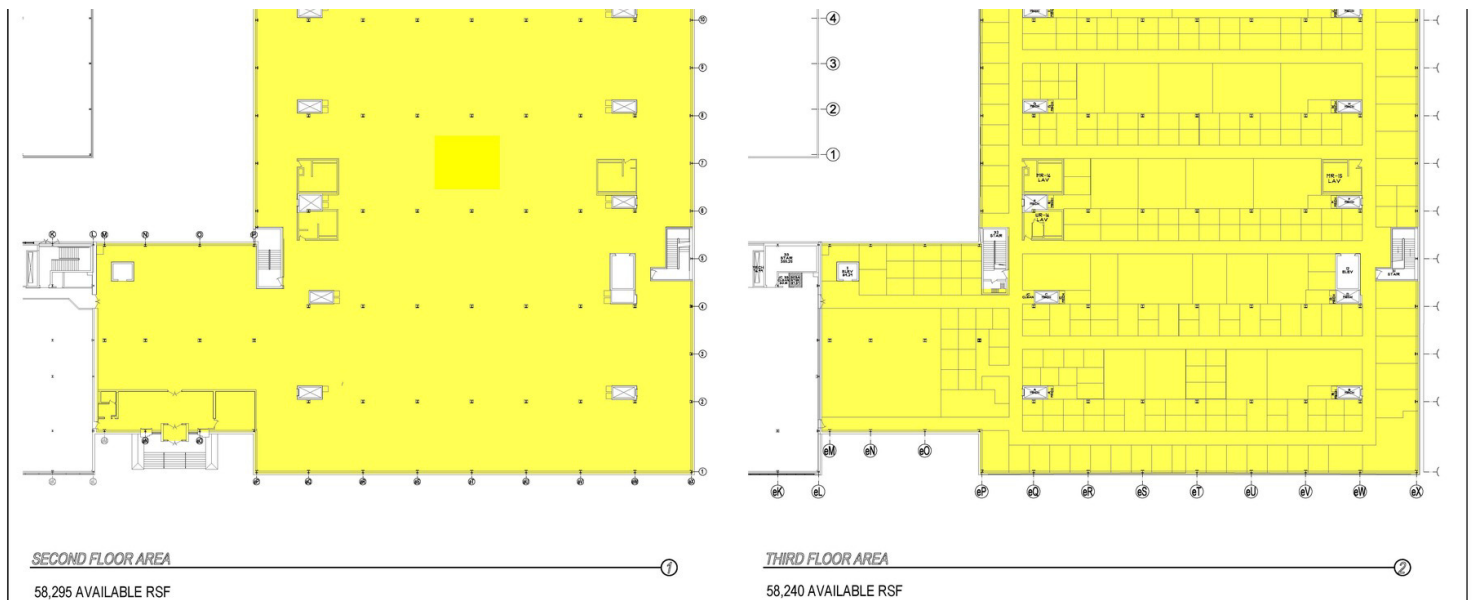
Building Size:	386,095 SF
Space Available:	296,640 SF
Lot Size:	30 AC
Stories:	3
Class:	B
Sprinklers:	Wet
Construction:	Masonry
Columns:	24'w x 30'd
Tailboard Docks:	2
Drive-In Doors:	1
Elevators:	2
Clear Height:	12'
Parking Spaces:	1500
Lease Rate:	Market





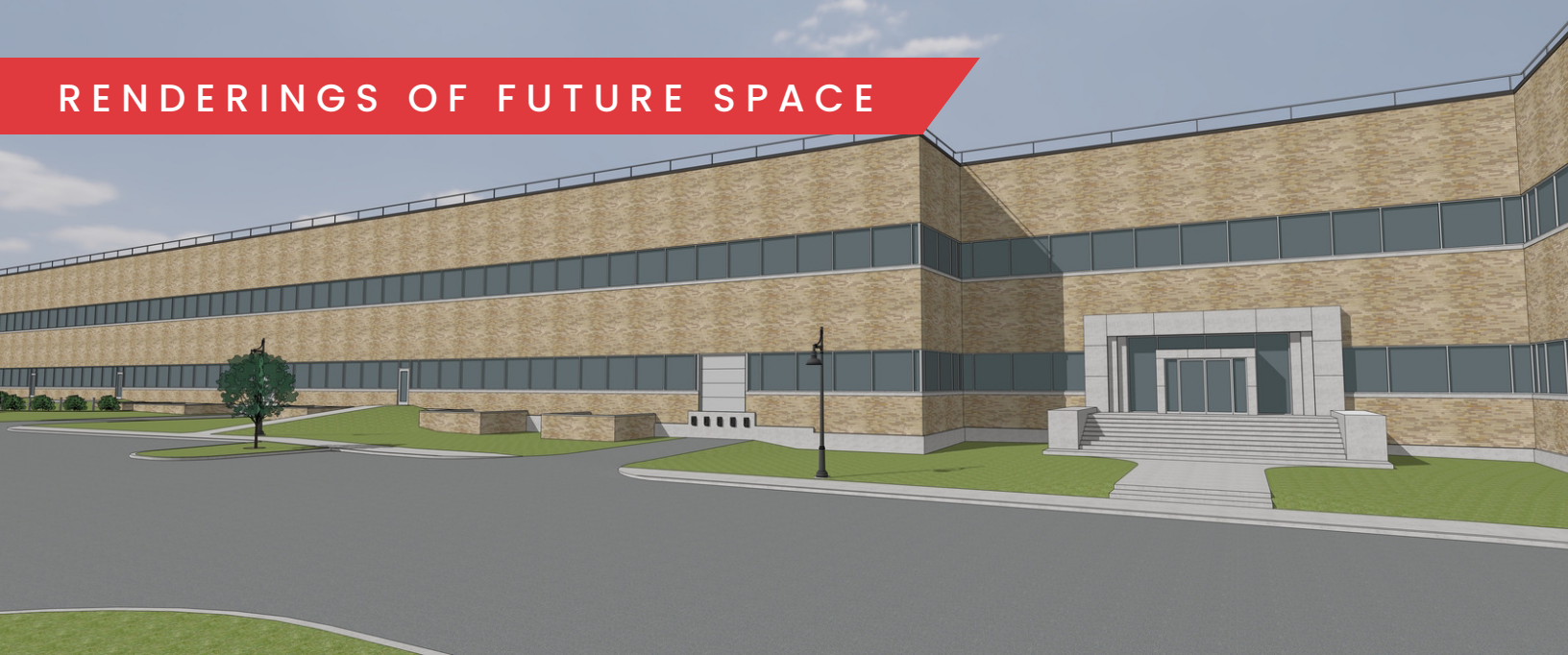


Yellow, Pink and Light Blue Highlighted Area



Green and Blue Highlighted Area

RENDERINGS OF FUTURE SPACE



HIGHWAY
PROXIMITY

125 0.1 MILES
1 MINUTE

495 2.6 MILES
5 MINUTES

133 1.7 MILES
4 MINUTES

213

495

125

113



1600-1630
OSGOOD ST.

BOSTON
32.4 MILES | 42 MIN



LAWRENCE
MUNICIPAL AIRPORT

133

NORTH
ANDOVER



BRADFORD

WARD HILL

Merrimack River

Lake Co



amazon

LIFOAM™

HIPER
Global



NLT
Non Linear Technology



CRUSADER
PAPER COMPANY

panelclaw®
AN ENSTALL COMPANY



TEP



EPSI

CONVECTRONICS



1600 OSGOOD ST

NORTH ANDOVER, MA

FOR LEASE | 293,640 SF OFFICE SPACE ON 30 AC

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

SUMMER STUBBLEBINE

781.783.7903

summer@stubblebinecompany.com

NICHOLAS STUBBLEBINE

978.202.0167

nick@stubblebinecompany.com

ARYAN MANKAR

781.366.4602

amankar@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL