

**1 Connector Road
Andover, MA 01810
Commercial/Industrial**

MLS #: **73512604** Status: **New**
 List Price: **\$2,495,000**
 List Date: **5/5/2026**
 Area: Off Market Date:
 List\$/SqFt: **\$329.55**
 Days on Market (Total): **0** Days on Market (Office): **0**



Property Features
 Lot Size: **32,570 Sq. Ft.** Type: **Commercial**
 Acres: **0.75** Parking Spaces: **23**
 Frontage: Traffic Count:
 Depth: Lien & Encumb:
 Survey: Undrgrnd Tank:
 Plat Plan: Easements:
 Subdivide:

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$192,800	Space Available For: For Sale
Office:	1	5,615	Bldg: \$591,100	Lease Type: Triple Net Lease (NNN)
Retail:	0	0	Total: \$783,900	Lease Price Includes:
Warehouse:	1	1,956	# Buildings: 1	Lease: Yes Exchange: No
Manufacturing:	0	0	# Stories: 3	Sublet: No
Total:	1	7,571	# Units:	21E on File: No

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Meticulously maintained free standing office/flex building on 32,570 square feet of land. Ideal single user property in close proximity to Route 93 and the Wilmington Industrial Park. Several private offices and a 1,932 square foot 18 foot clear warehouse. On-site parking for 23 cars. Very well maintained and recently refurbished exterior. Beautiful outdoor area great for employee outings and lunches. State of the art security system.

Tax Information
 2026 Taxes: **\$18,955** Assessment: **\$783,900** Cert: Zoning Code: **IA Ind.**
 Pin #: Map: Block: Lot: Book: **0000** Page: **000**

Listing Information
 Directions: **Route 125 to Ballardvale Rd. to Connector Rd. or Andover St. to River St. to Lowell Junction**
 Listing Agreement Type: **Exclusive Right to Sell** Entry Only: **No** Original Price: **\$2,495,000**
 Showing: Sub-Agency: **Call List Agent**
 Showing: Buyer's Broker: **Call List Agent**
 Showing: Facilitator: **Call List Agent**
 Special Showing Instructions: **All inquires contact listing agent to arrange for a showing time with a minimum of 24 hours notice**
 Disclosures: **There is a triple net lease of the property through March of 2027.**
 Listing Office: **Minco Commercial (978) 687-6200 Ext. 227** Listing Agent: **Laurence Marocco (978) 479-3137**

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Commercial - Commercial
List Price: \$2,495,000



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