

Flex Space FOR LEASE

31 Flagship Drive

North Andover, Massachusetts



Rick Bartley

rbartley@nordlundassociates.com

(603)-957-0137

www.NordlundAssociates.com



**NORLUND
ASSOCIATES**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Space For Lease

31 Flagship Drive

North Andover, Massachusetts

Nordlund Associates is pleased to present 31 Flagship Dr., North Andover, a 3,200+/- Square Foot Flex/Industrial unit with approximately 1,200 sf of office and 2,000 sf of warehouse. Each unit has loading dock access, 14' clear height and is separately metered. The property is ideally suited to Trades Contractors, Service Businesses, Light Distribution/Storage Users, E-Commerce Operators, and Light Assembly/Manufacturing Users.

Rick Bartley

rbartley@nordlundassociates.com

(603)-957-0137

www.NordlundAssociates.com



**NORDLUND
ASSOCIATES**

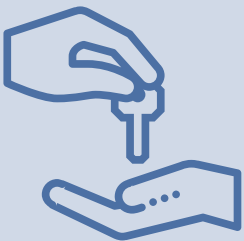
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Location Description

31 Flagship Dr. is strategically located .1 mile from MA-114 and 2.7 miles or 7 minutes from I-495 Exit 100, 5.7 miles from I-93 and 9 miles from I-95. It provides easy access to the Merrimack Valley, North Shore, I-93 Corridor and Southern New Hampshire.



Property Highlights



Multi-Tenant Flex Building

±15,915 SF Across Five Units



Functional Layouts

with Warehouse, Office
& Mezzanine Space



Easy Access

to Rt-114, I-495 & I-93 in
Established Industrial Park



Specifications

Total Building:	3,200 Rentable SF +/-
Office	1,200 SF +/-
Warehouse	2,000 SF +/-
Mezzanine	1,200 SF +/-
Year Built:	1981
Ceiling Height:	14' +/- Clear (under joist)
Loading Docks:	1 Loading Dock
Zoning:	Industrial-2
Parking:	8 Spaces

Utilities

Power:	220V @ 200 Amps
Heating:	Natural Gas
HVAC:	Full HVAC - Office Area Gas Unit Heaters - Warehouse/Manufacturing Area
Water/Sewer:	Municipal



LEASE PRICE:
\$14.50 Per Square Foot NNN

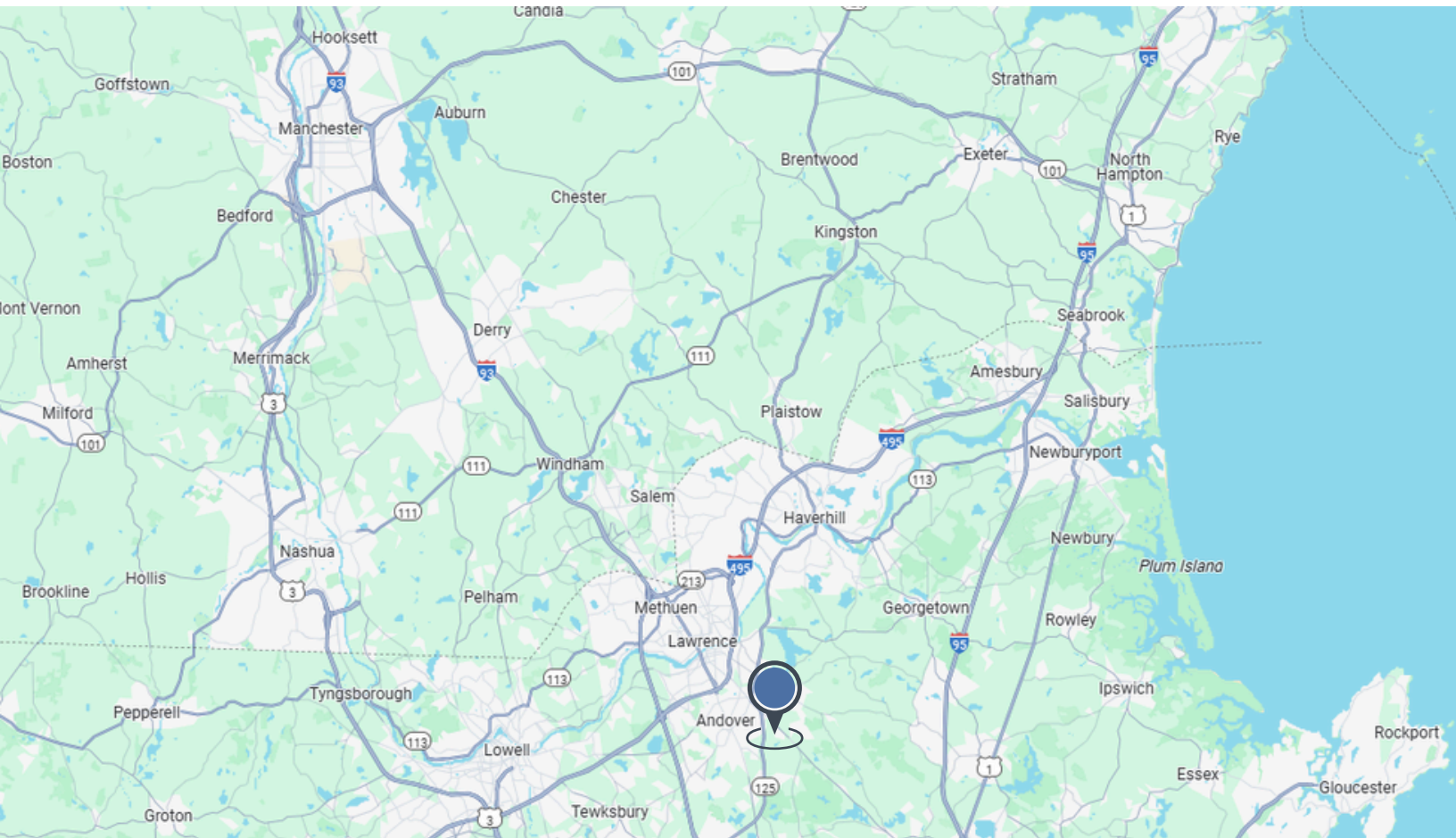
Property Photos



NORDLUND
ASSOCIATES



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Distances

To US Rte 114: **1 Minutes/ .2 Miles**

114

To I-93:

13 Minutes/ 5 Miles

To US Rte 125: **4 Minutes/ 1 Miles**

125



To I-495: **7 Minutes / 2.5 Miles**



FOR MORE INFORMATION

RICK BARTLEY

RBARTLEY@NORDLUNDASSOCIATES.COM

(603)-957-0137



NORDLUND
ASSOCIATES

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.