

Flex Space for Lease

85 Flagship Drive, Suite F

North Andover, Massachusetts



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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.



FOR Lease

85 Flagship Drive, Suite F

North Andover, Massachusetts

Nordlund Associates is pleased to present 85 Flagship Dr., Suite F, North Andover, a 7,564+/- Square Foot Flex/Industrial unit with approximately 6,222 sf of office 1,342 sf of warehouse. The unit has loading dock access, 18-20' clear height, and features 6,200+/- square feet of newly renovated office space suited to multiple user types. The property is ideally suited to Trades Contractors, Service Businesses, Light Distribution/Storage Users, E-Commerce Operators, and Light Assembly/Manufacturing Users.

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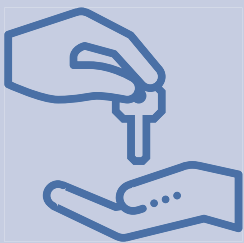
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Location Description

Flagship Dr., Suite F is strategically located .2 miles 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



±7,564 SF Flex / Office Unit

functional layout for service,
office and light industrial users



Office & Warehouse Configuration

with heavy office buildout and adaptable
warehouse space



Easy Access

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



Specifications

Total Building:	7,564 Rentable SF +/-
Office	6,200 SF +/-
Warehouse	1,342 SF +/-
Ceiling Height:	18'-20' +/- Clear (under joist)
Loading Docks:	1 Loading Dock Door
Zoning:	Industrial-2
Parking:	Ample Parking

Utilities

Power:	220V @ 200 Amps
Heating:	Natural Gas
HVAC:	A/C in office, Heat in Warehouse
Water/Sewer:	Municipal



LEASE PRICE:

\$14.50 Per Square Foot NNN

Property Photos



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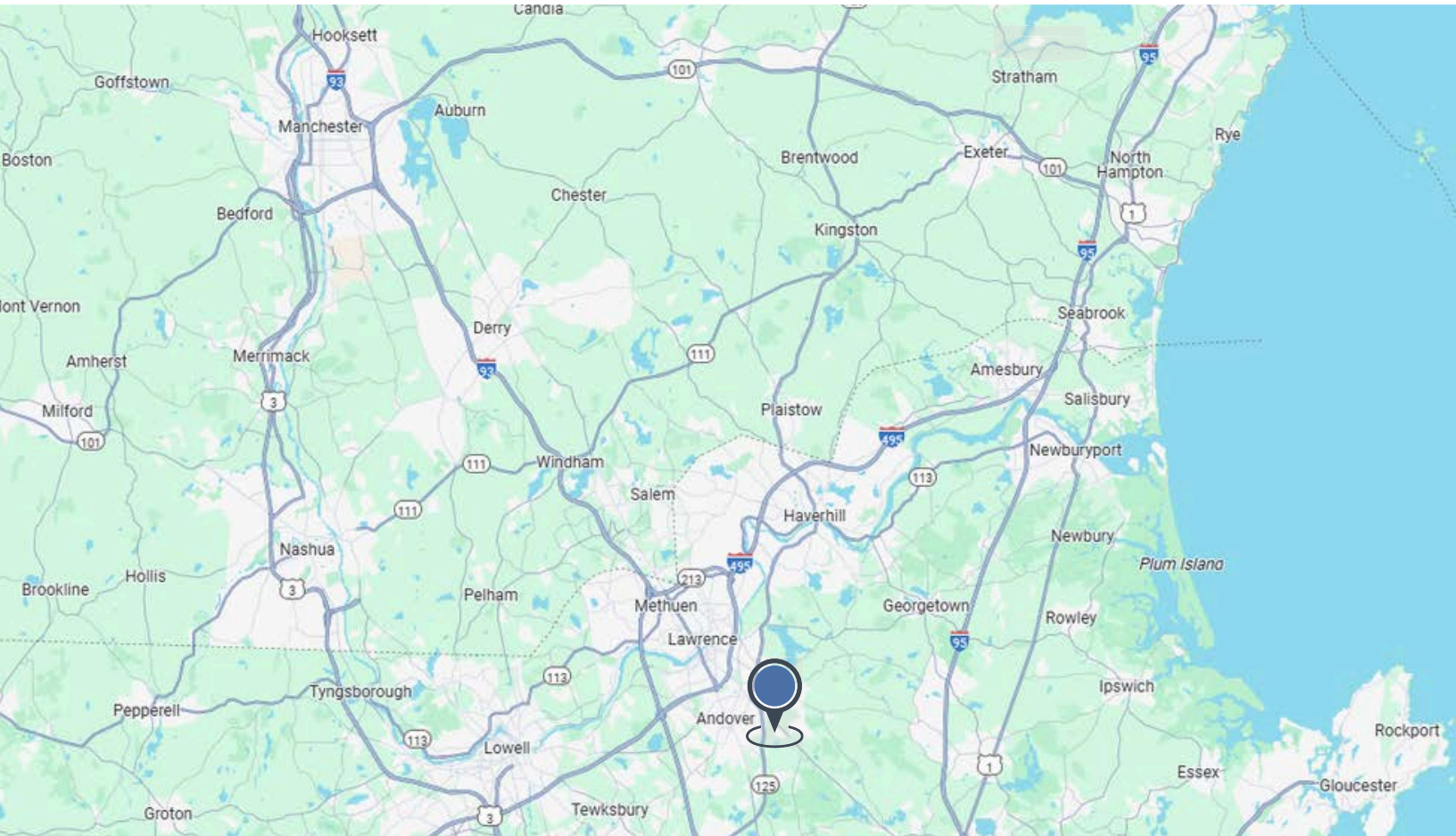
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Distances

To Rt. 114: **1 Minutes/ .2 Miles**

114

To I-93:

13 Minutes/ 5 Miles



To Rt. 125: **4 Minutes/ 1 Miles**

125

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



FOR MORE INFORMATION

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