

Flex Property For Lease

39 Flagship Drive

North Andover, MA 01845



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Nordlund Associates Inc. is pleased to present 3,520 square feet of flex space for lease at 39 Flagship North Andover. This end cap unit consists of 2,770 square feet of warehouse and 750 square feet of office, with an additional 270 SF of mezzanine, not included in the rentable square footage. The property is comprised of one loading dock, 13'6" clear height and 200 amps at 408v. The space in question is one of five units in a 15,915 square foot building.

39 Flagship Dr. is strategically located 0.1 mile from Rt-114 and 2.7 miles or 7 minutes from I-495 Exit 100, 5.7 miles from I-93. It provides easy access to the Merrimack Valley, North Shore, I-93 Corridor and Southern New Hampshire.

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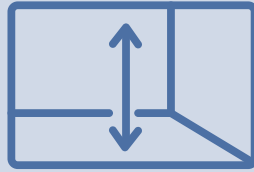
Property Summary



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3,520 SF



Ceiling Height

13' 6"



\$14 per SF MG



408V 200A



Industrial 1

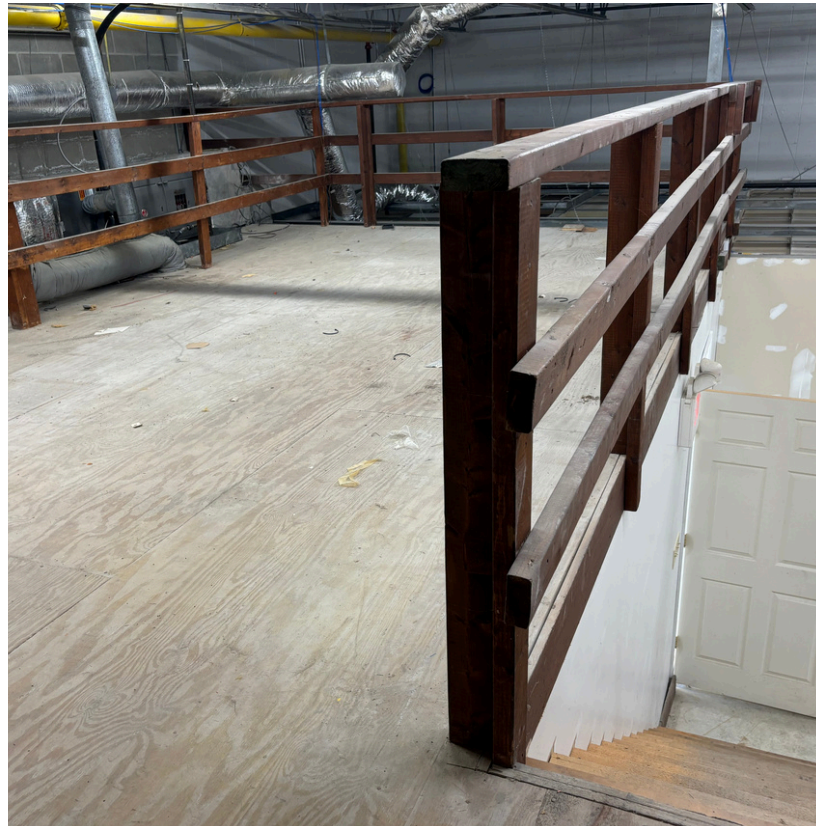


Loading Dock

39 Flagship Drive



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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**



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