

Flex Property FOR SALE

31-39 Flagship Drive

North Andover, Massachusetts



Rick Bartley

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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.

Nordlund Associates, Inc. | 35 Village Road, Suite 301, Middleton, MA 01949 | (978)-762-0500



FOR SALE

31-39 Flagship Drive

North Andover, Massachusetts

Nordlund Associates is pleased to present 31-39 Flagship Dr., North Andover, a five unit Flex/Industrial building comprised of 16,320 square feet across five individual units. The units range in size from 3,200-3,520 square feet, with approximately 1,200 sf of office 2,000 sf of warehouse per unit. Each unit has loading dock access, 13'6" clear height and is separately metered. Three of the units have leases with options, and two have tenancy at will and may be delivered vacant.

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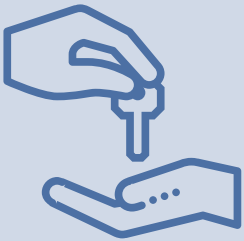
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Location Description

31-39 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: | 16,320 Square Feet +/- |
| Year Built: | 1981/1989 |
| Land: | 1.86 Acres +/- |
| Ceiling Height: | 13'6" +/- Clear (under joist) |
| Loading Docks: | (5) @ Tailboard Height, one with ramp |
| Zoning: | Industrial-2 |
| Roof: | 5 Years Old |
| Parking: | 8 Spaces per Unit |

Utilities

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



ASKING PRICE:

\$2,900,000

Property Photos



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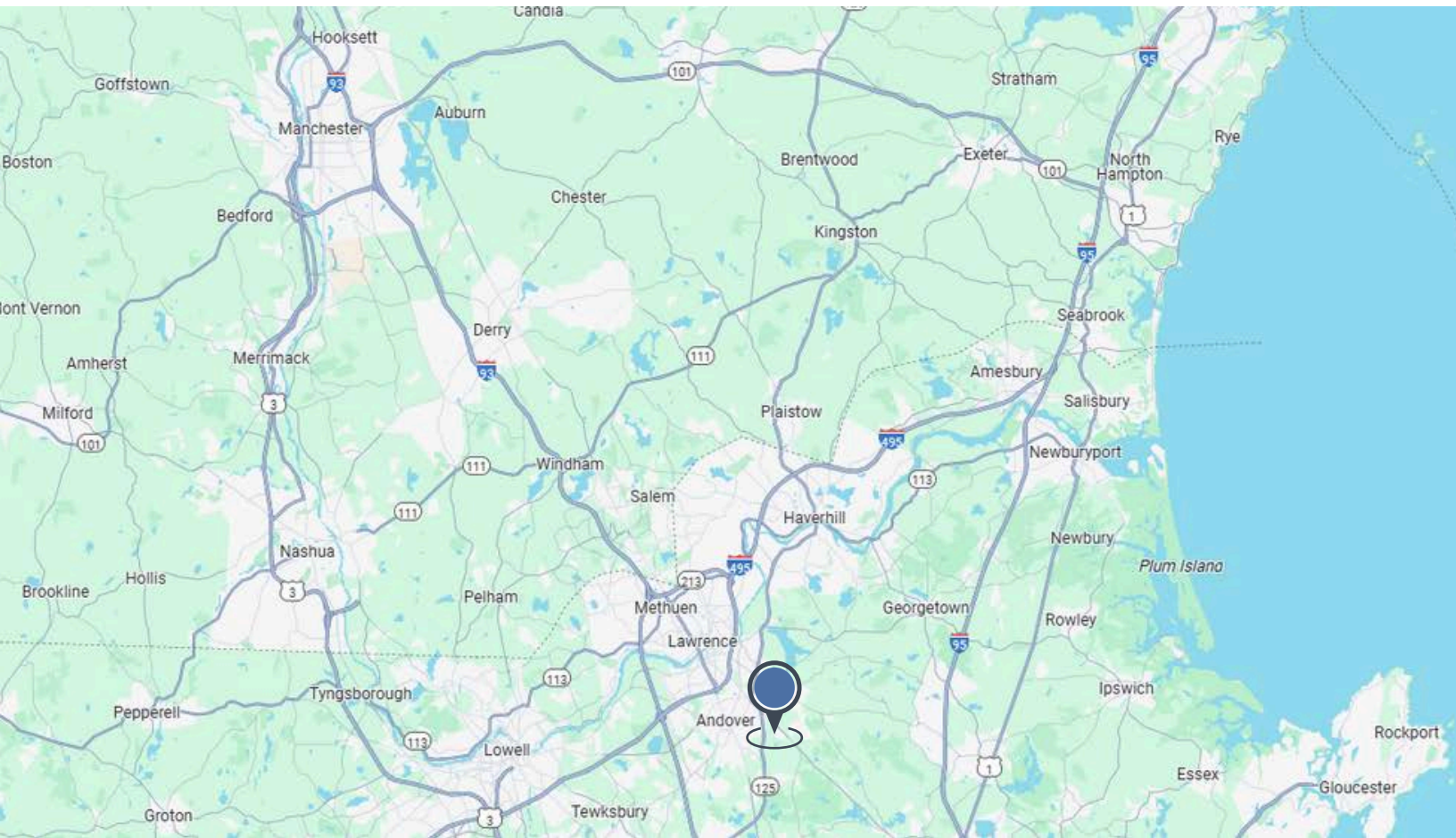
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Distances

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**



FOR MORE INFORMATION

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