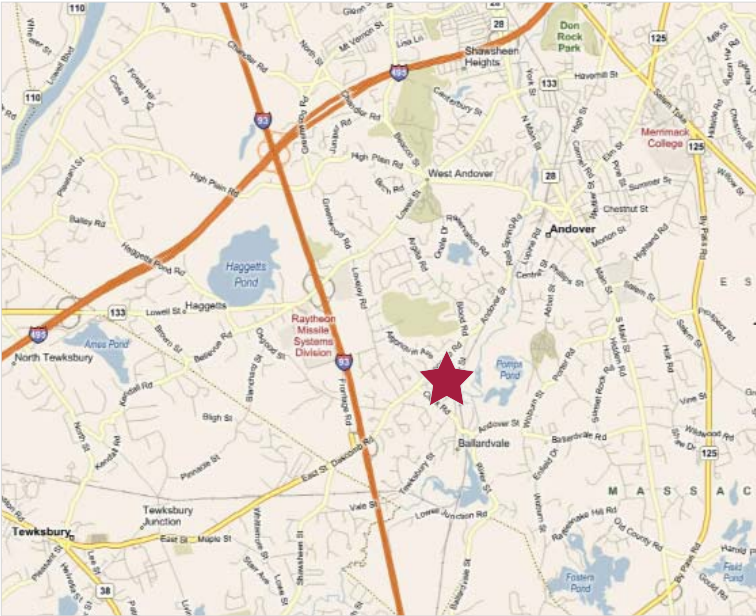


# FOR SALE OR LEASE

## 224 Andover Street | Andover, MA



## MANUFACTURING / WAREHOUSE

### Property Highlights

Located in the Ballardvale section of Andover, next to the Ballardvale T stop, this well-located property has access to Route 125, I-93, I-495, I-95 and Route 128/I-90/Mass Pike.

### Building Specs

36,000 SF of manufacturing/warehouse/office  
Built: 1970 (est.)  
Lot: 2.36 acres  
Zoning: IG Industrial  
Power: 400 Amp/480 Volt; 3 Phase  
Heat: Hot water/oil; 40% A/C in office area  
Ceiling height: 13' x 16'  
Construction: Steel frame & concrete block  
Loading: 6 tailboard loading docks  
Roof: Tar and gravel  
Sprinkler: Wet sprinkler system  
Utilities: Town water and sewer



### contact information

**David Gilkie, SVP, CCIM**

direct: 617 457 3202

email: [dgilkie@naihunneman.com](mailto:dgilkie@naihunneman.com)



Commercial Real Estate Services, Worldwide.

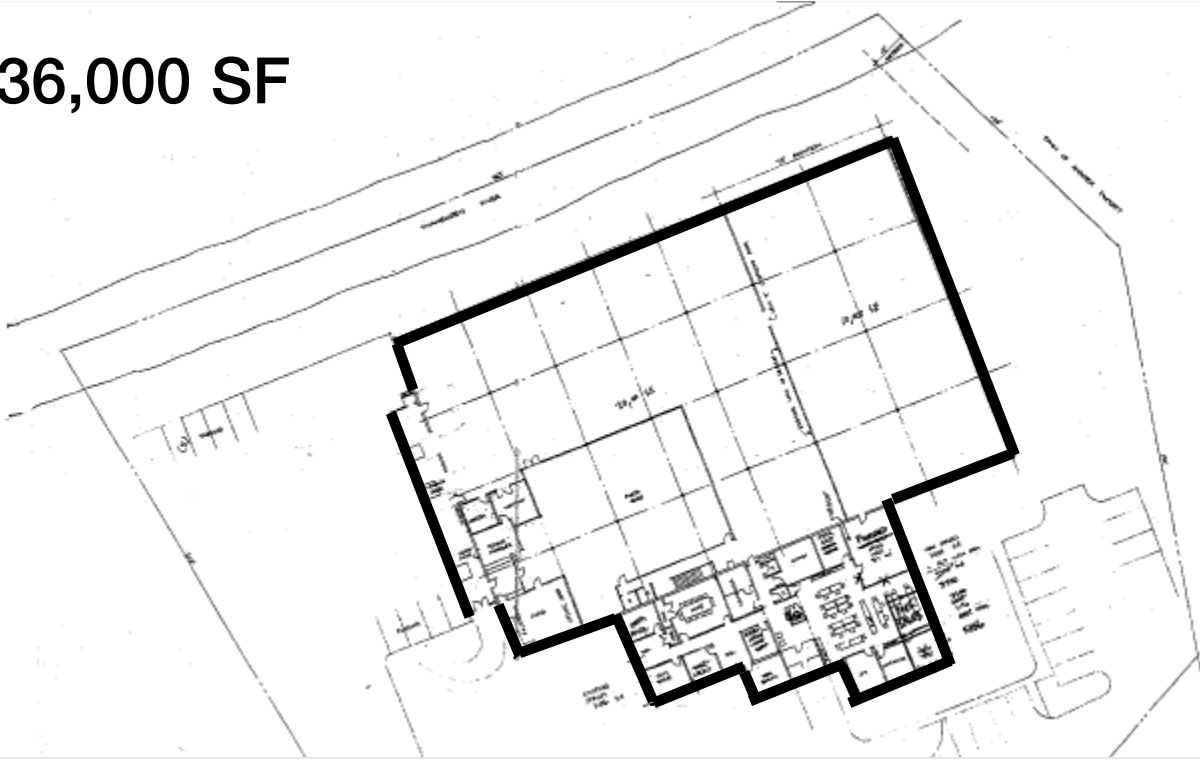
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# 224 ANDOVER STREET | ANDOVER

## Warehouse & Manufacturing Space

36,000 SF



### contact information

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