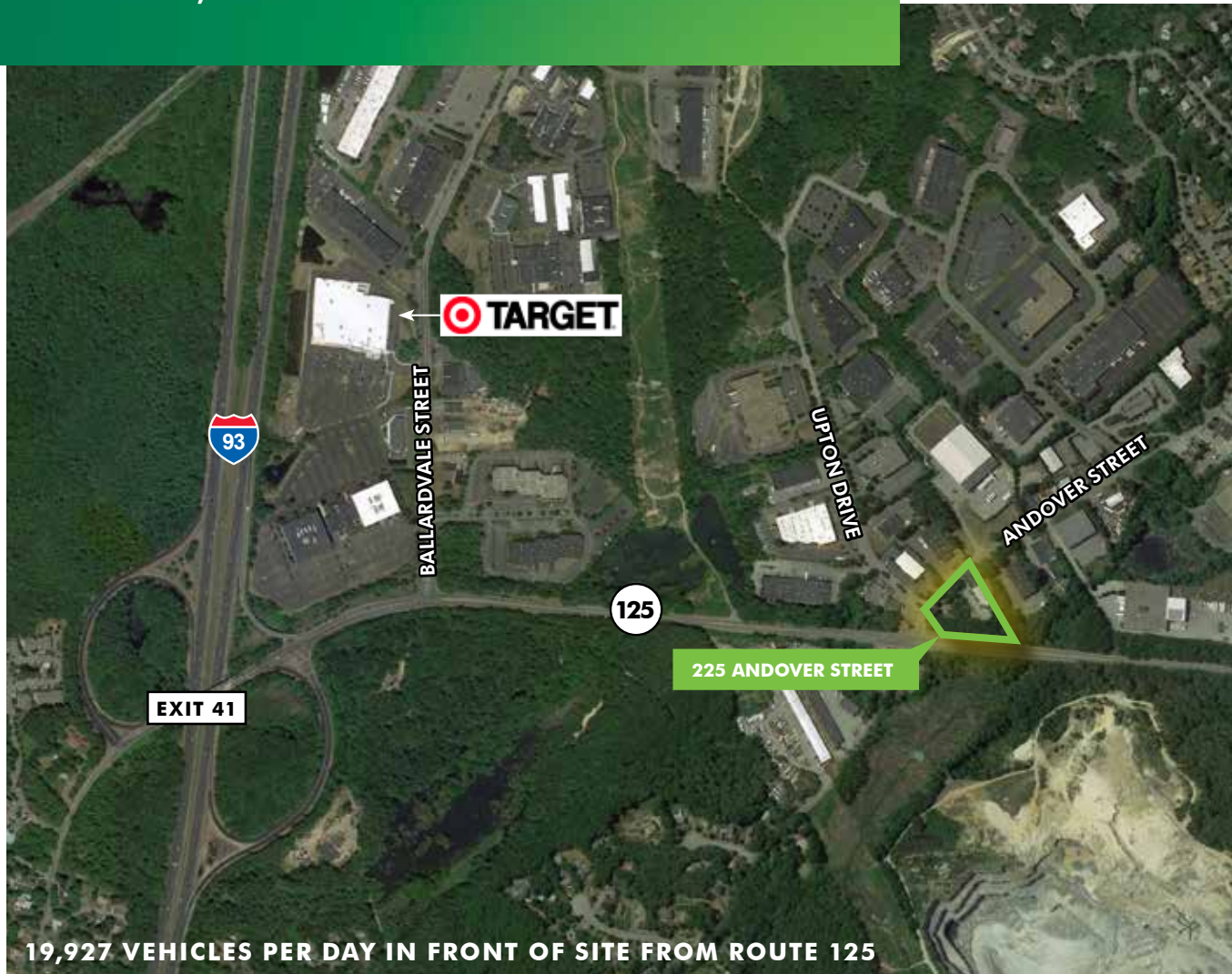


BUILT-TO-SUIT OR GROUND LEASE

±2-ACRE LAND SITE

225 ANDOVER STREET
WILMINGTON, MA



PROPERTY DESCRIPTION

CBRE/New England is pleased to announce the availability of 225 Andover Street in Wilmington, which is a ±2-acre land site that can accommodate a ±15,000-30,000 SF built-to-suit or ground lease. The parcel is conveniently located at the corner of Route 125 and Andover Street, which is approximately 0.25 miles from I-93. The site offers outstanding visibility and access, and as presently zoned can accommodate a myriad of commercial uses including office, retail and general industrial.

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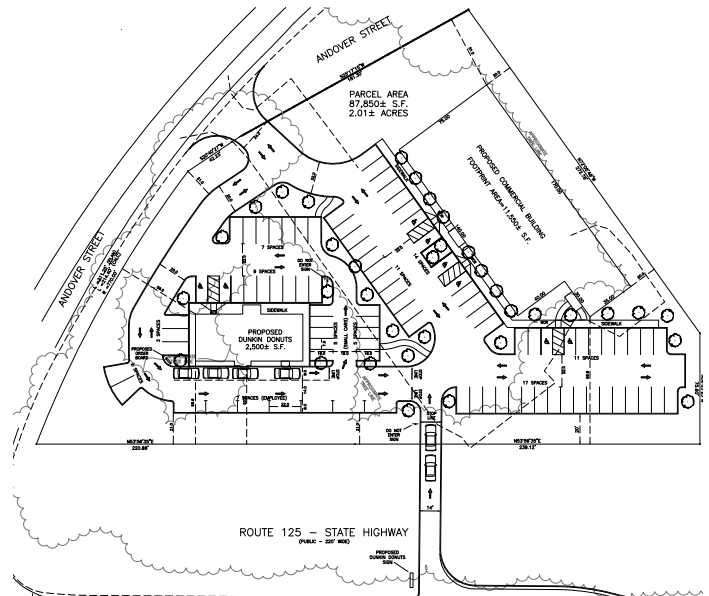
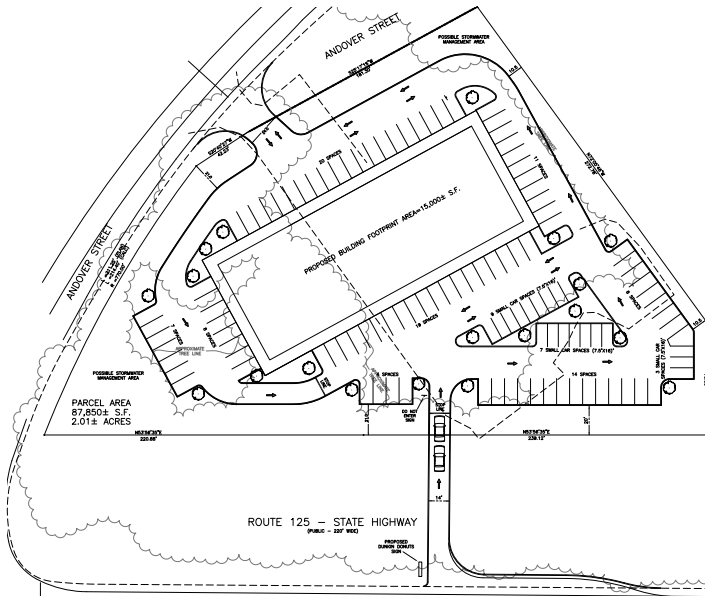
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BUILT-TO-SUIT OR GROUND LEASE ±2-ACRE LAND SITE

225
ANDOVER STREET
Wilmington, MA



CONCEPTUAL FOOTPRINTS



PROPERTY FEATURES

- + Located directly off of Interstate 93 (Exit 41) providing easy access to all of suburban Boston and southern New Hampshire
- + ±2-acre land site
- + City sewer and water, electric, gas, fiber optic service and roadway infrastructure in place
- + Corporate neighbors: L3, Symbotic, Market Basket, National Grid, Dunkin' Donuts and Target
- + I-G Zoning (Industrial General). Permitted uses include: industrial, office and retail with a Special Permit
- + 19,927 vehicles per day in front of site from Route 125



CONTACT US

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