

FOR LEASE

11,005 SF

FULLY AIR-CONDITIONED FLEX SPACE

300 WILLOW STREET

North Andover, MA



BUILDING OVERVIEW

CBRE/New England is pleased to announce the availability at 300 Willow Street in North Andover located in the Flagship Industrial Park. 300 Willow Street is a $\pm 50,000$ SF, single-story flex property. The property is an excellent opportunity for an office, research and development, light manufacturing and warehouse user. The building is conveniently located off Route 114 near the Route 125 interchange and is approximately 2.5 miles from Interstate 495. Flagship Industrial Park is a vibrant business community with a host of nearby amenities including eateries and coffee shops located on Turnpike Road. The building currently has 11,005 SF of fully air-conditioned space available that is ideal for a flex/light manufacturing user.



BUILDING SPECIFICATIONS

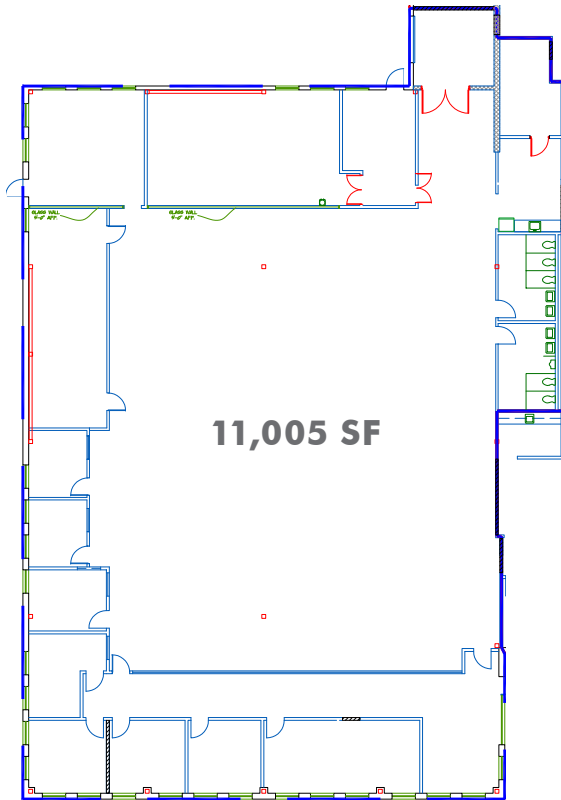
- + **Total SF:** $\pm 50,886$ SF
- + **Available:** 11,005 SF
- + **Type:** Flex space
- + **Year Built:** 1985
- + **Loading:** 10 exterior docks
- + **Ceiling Height:** 14-16'
- + **Power:** 225 Amps, 277/480 Volt
- + **Utilities**
 - **Gas:** Natural heating
 - **Sewer/water:** City of North Andover
- + **Parking:** 130 free surface spaces (2.55/1,000 SF)
- + **HVAC:** Fully air-conditioned

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FLOOR PLAN



LOCATION AERIAL



CONTACT US

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