



235 ANDOVER ST

WILMINGTON, MA

FOR LEASE | 30,180 SF CLASS A INDUSTRIAL BUILDING ON 2.03 AC

- Located directly off of Route 125
- 1.1 Miles from Route 93
- 30' Clear Height
- At least 3 dock-locks

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



6 Tailboard Docks

125

PROPERTY DESCRIPTION

30,180 SF Class A Industrial Building on 2.03 AC for Lease

LOCATION HIGHLIGHTS

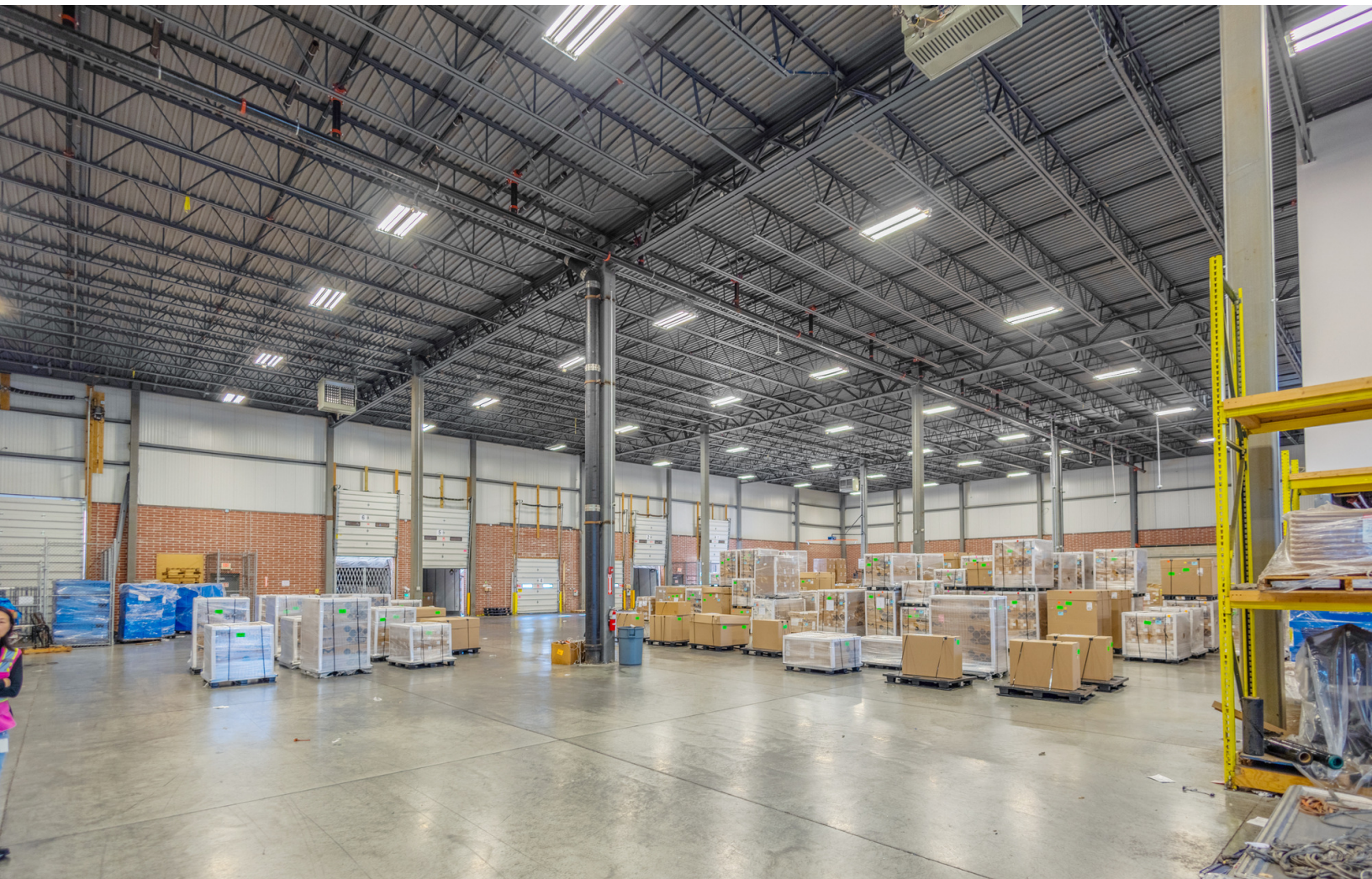
- Located directly off of Route 125
- 1.1 Miles to Route 93
- 1.9 Miles to Route 28

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,670	34,748	225,321
Total Population	32,641	97,673	612,898
Average HH Income	\$198,692	\$195,260	\$151,995

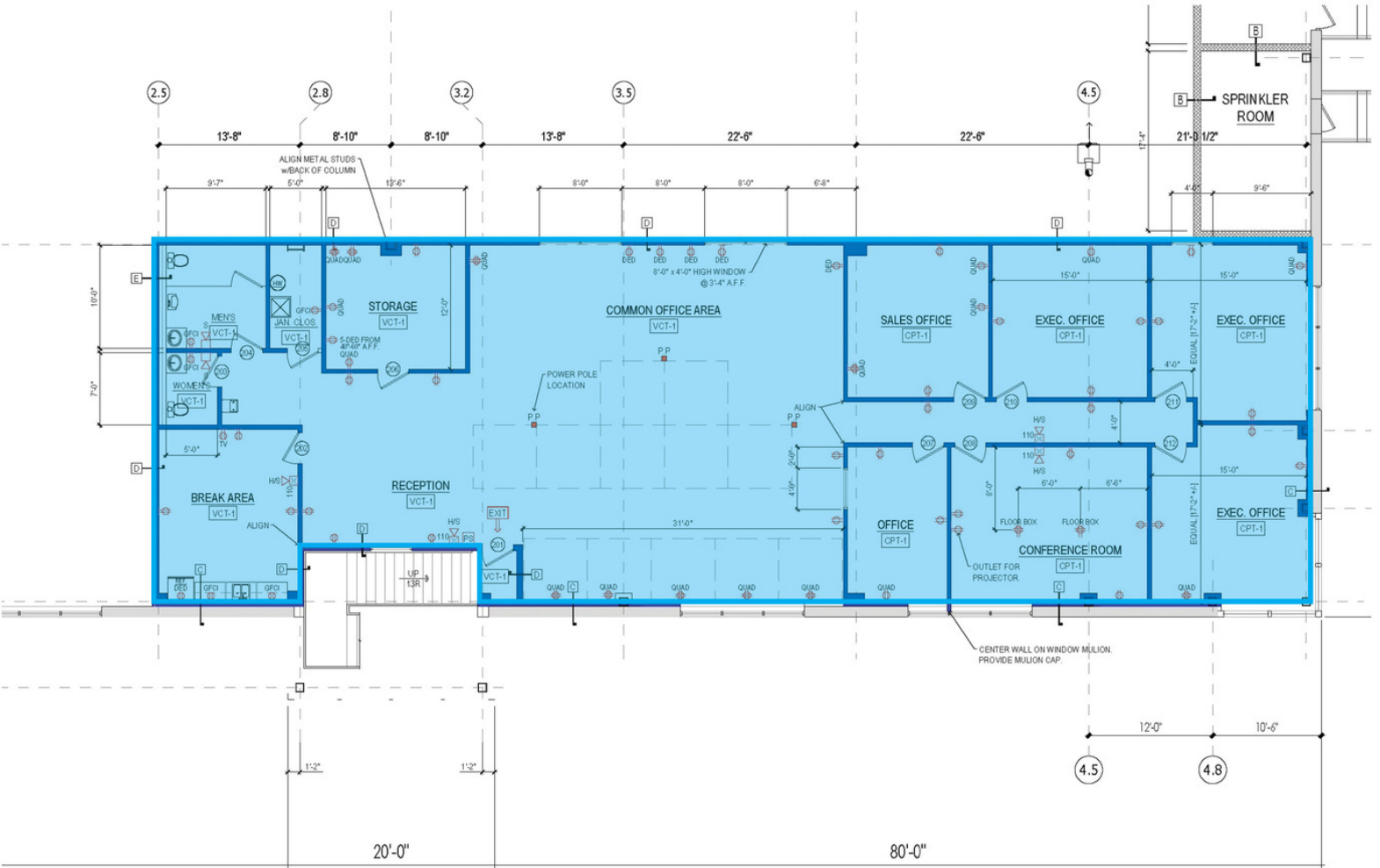
PROPERTY SPECIFICATIONS

Building Size:	30,180 SF
Available Space:	30,180 SF comprised of 25,920 SF Warehouse and 4,260 SF mezzanine office
Lot Size:	2.03 AC
Loading:	6 Tailboard
Drive In:	1
Construction:	Reinforced Concrete
Column Spacing:	36' x 45'
Year Built:	2013
Sprinklers:	Wet
Zoning:	I
Clear Height:	30'
Parking Spaces:	20
Utilities:	Heating - Gas, Lighting
Lease Rate:	Market





MEZZANINE FLOOR PLAN



A.1 MEZZANINE FLOOR PLAN

SCALE: 1/8" = 1'-0"

ALL INTERIOR PARTITIONS TO BE TYPE "F" UNLESS NOTED OTHERWISE

DISTANCE TO

- INTERSTATE 125**
0.3 MILES
1 MIN
- ROUTE 93**
1.1 MILES
4 MIN
- ROUTE 28**
2.3 MILES
4 MIN

TERADIODE CUBBY
 CROWN PAPER CORPORATION onto
 PACK SELF STORAGE WATSON MARLOW
 MITSUBISHI CHEMICAL GROUP **Monks Manufacturing**
 Stafford ne-eco

235 Andover St. Wilmington, MA



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JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

SUMMER STUBBLEBINE

781.783.7903

summer@stubblebinecompany.com

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