



# Flagship Commercial Real Estate, Inc.

867 Turnpike Street, North Andover, MA 01845

Phone: (978) 686-2111 Fax: (978) 686-2237

[www.FlagshipCommRE.com](http://www.FlagshipCommRE.com)

## INDUSTRIAL CONDOMINIUM FOR SALE/LEASE

**85 Flagship Dr. (off Rt.114)  
No. Andover, MA 01845**

**Description:** 1 unit (8,294 SF)

**Construction:** Split faced masonry and steel

**Location:** Close to Rte 495 & Rte 93

**HVAC:** Gas Heat, AC office

**Service:** Town water and sewer

**Zoning:** Industrial 1

**Parking:** Ample, Common

**Features:** Loading Dock, Heavy power

**Condo Fee-2011:** \$874/month

**R.E. Taxes-FY2010:** \$11,884

**Contact:** Henry Carpenito

[HenryC@FlagshipCommRE.com](mailto:HenryC@FlagshipCommRE.com)

Jerry Tirella

[jerryT@FlagshipCommRE.com](mailto:jerryT@FlagshipCommRE.com)



**FOR SALE**

**\$595,000**

**FOR LEASE**

**\$5.95 PSF + NNN Plus Utilities**

**SQ. FT. AREA CALCULATIONS**

**Warehouse 4,147 SF Office 2,379 SF Flex 1,768 SF**