



Flagship Commercial Real Estate, Inc.

867 Turnpike Street, North Andover, MA 01845

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

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-2009: \$660/month

R.E. Taxes-FY2009: \$9,115

Contact: Henry Carpenito

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Jerry Tirella

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FOR SALE

\$749,000

FOR LEASE

\$7.95 PSF + NNN Plus Utilities

SQ. FT. AREA CALCULATIONS

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