



Flagship Commercial Real Estate, Inc.

867 Turnpike Street, North Andover, MA 01845

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

www.FlagshipCommRE.com

INVESTMENT PROPERTY FOR SALE

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



Description: Industrial Condo's

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: 2 Loading Docks

Condo Fee-2007: \$1.28 PSF estimated

R.E. Taxes-2008: \$1.02 PSF estimated

FOR SALE SUITE A & B

PRICE: \$1,050,000.00

Contact: Henry Carpenito

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Jerry Tirella

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Eighty Five Flagship Condominiums
85 Flagship Drive
North Andover, Massachusetts

INVESTMENT PROPERTY LEASE ABSTRACT

SUITES: A and B

TENANT: Fitzgerald Health Education Associates, Inc.

LEASE TERM: January 1, 2004 thru December 31, 2011

TOTAL SQUARE FEET: 11,137 +/- (Total Building 57,201)

ANNUAL RENT (NNN): \$80,960.00 (Tenant pays additional rent of 19.8% of
Real Estate taxes and Condo Fee)

MONTHLY RENT: \$6,746.00 + NNN

SECURITY DEPOSIT: \$6,720.00

ADJUSTMENTS TO BASE RENT: None

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