



# 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)

## 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-2009:** \$1.00 PSF

**R.E. Taxes-2010:** \$1.02 PSF

**FOR SALE SUITE E**

**PRICE: \$599,000.00**

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**Jerry Tirella**

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Eighty Five Flagship Condominiums  
85 Flagship Drive  
North Andover, Massachusetts

**INVESTMENT PROPERTY LEASE ABSTRACT**

**SUITE:** E

**TENANT:** Document Communications, Inc.

**LEASE TERM:** July 1, 2008 thru June 30, 2013

**TOTAL SQUARE FEET:** 6,177 +/- (Total Building 57,201)

**ANNUAL RENT (NNN):** \$45,709.00 (Tenant pays additional rent of 10.8% of  
Real Estate taxes and Condo Fee)

**MONTHLY RENT:** \$3,809.08 + NNN

**SECURITY DEPOSIT:** \$3,860.63.00

**ADJUSTMENTS TO BASE RENT:** None

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