



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-2009: \$1.00 PSF
R.E. Taxes-2010: \$1.02 PSF

FOR SALE SUITE G

PRICE: \$589,000.00

Contact: Henry Carpenito
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Eighty Five Flagship Condominiums
85 Flagship Drive
North Andover, Massachusetts

INVESTMENT PROPERTY LEASE ABSTRACT

SUITE: G

TENANT: InstallerNet, Inc

LEASE TERM: November 1, 2008 thru October 31, 2010

TOTAL SQUARE FEET: 6,024 +/- (Total Building 57,201)

ANNUAL RENT (NNN): \$42,168.00 (Tenant pays additional rent of 10.5% of
Real Estate taxes and Condo Fee)

MONTHLY RENT: \$3,514.00 + NNN

SECURITY DEPOSIT: \$3,514.00

ADJUSTMENTS TO BASE RENT: None

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