

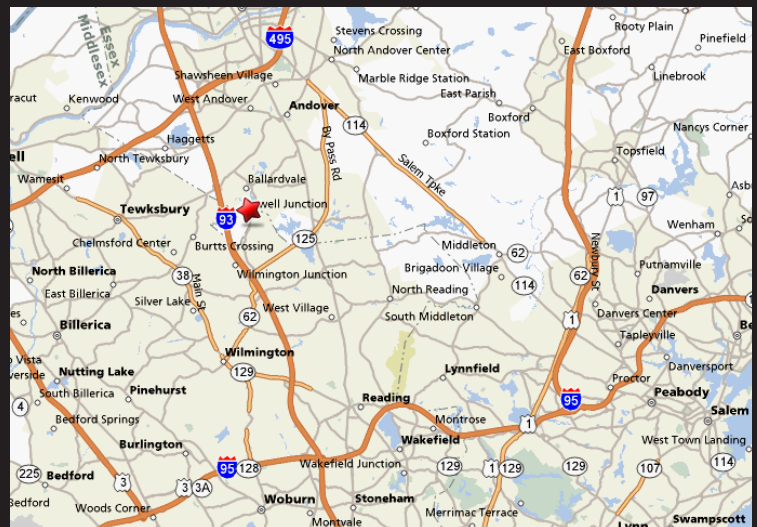
For Sale

2 Connector Road Andover, Massachusetts

28,000 SF +/-
INDUSTRIAL
PROPERTY



Strategically located less than two (2) miles from the intersection of I-93 and Route 125, 2 Connector Road in Andover is a 28,000 s.f. +/- Industrial building on 1.65 acres of land. The property offers both tailboard and drive-in loading and could accommodate a wide variety of uses.



Listing Agent:

**THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL**

ABOUT THE PROPERTY



On Grade Door



Tailboard



Aerial of Site

SPECIFICATIONS:

Building Size: 28,000 s.f. (+/-)

Office Area: 2,500 s.f. (+/-)

Land Area: 1.65 acres

Age: 1975 (original structure) and 1987 (addition)

Ceiling Height: 15' clear (+/-) in approximately 11,500 s.f. | 11' clear (+/-) in approximately 14,000 s.f.

Roof: Rubber membrane

Utilities: Municipal sewer and water

Loading: One (1) tailboard with levelor and one (1) drive-in door

Zoning: Industrial A

Sprinkler: Wet

Heat: Suspended oil-fired units in front section (gas hook-up available) and gas heat in the rear

Air-conditioning: Office only

Restrooms: Two (2) sets

Lighting: Strip fluorescent

Electricity: 800 amps, two electrical services

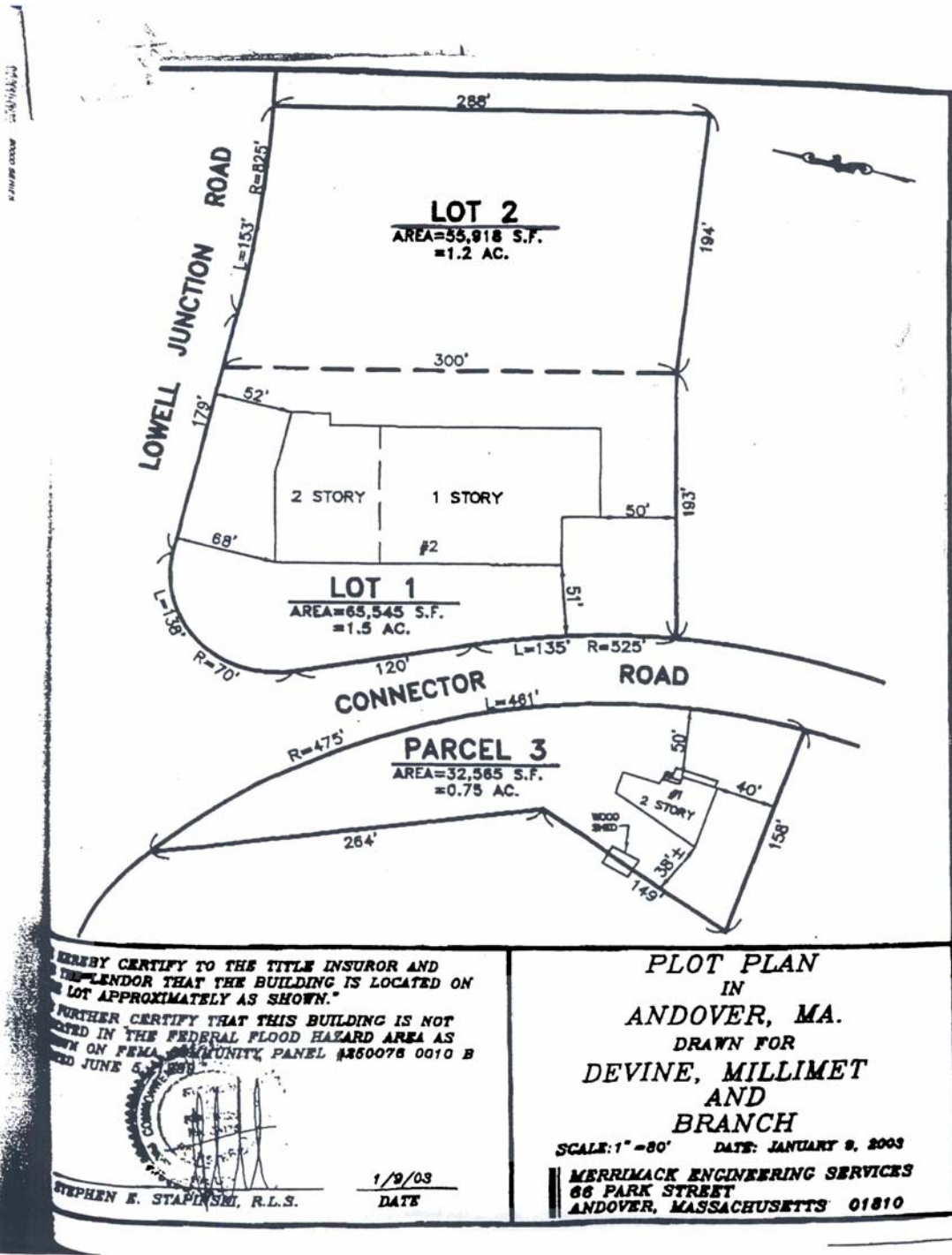
Lease-back: Seller requires one (1) to three (3) year lease-back of the property at rates to be negotiated.

Other: •Mezzanine floor has live load of 250 lbs/ s.f.
•There is an adjacent 1.2 acre land site, available seperately for sale at \$495,000




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I HEREBY CERTIFY TO THE TITLE INSUROR AND THE LENDOR THAT THE BUILDING IS LOCATED ON THE LOT APPROXIMATELY AS SHOWN."

FURTHER CERTIFY THAT THIS BUILDING IS NOT LOCATED IN THE FEDERAL FLOOD HAZARD AREA AS SHOWN ON FEMA COMMUNITY PANEL #250078 0010 B DATED JUNE 5, 1993



STEPHEN E. STAPINSKI, R.L.S.

1/9/03
DATE

PLOT PLAN
IN
ANDOVER, MA.
DRAWN FOR
DEVINE, MILLIMET
AND
BRANCH
SCALE: 1"=80' DATE: JANUARY 9, 2003
MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810

LOCATION

For more information regarding this project please contact:



Listing Agent:

**THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL**

**David Stubblebine
James Stubblebine
Micah Stubblebine**

**The Stubblebine Company
781-862-6168**

Information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have their choice to inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage or other such matters.