

FOR SALE or LEASE

2 Industrial Condo Units With a Total of 16,975 Square Feet (Subdividable)



678 Andover Street, Lawrence, MA

Klemmer Associates announces the availability for sale or lease of 2 industrial condominium units totaling 16,975 square feet. Originally built in 1981 and completely rebuilt in 2006 the space can be subdivided to 7,000 square feet. Ceiling height is 14 feet with column spacing of 30' x 50'. There is ample parking on site.

Conveniently located near I-93 just off Route 495 on the River Road exit less than 30 minutes from downtown Boston and Logan International airport.



For more information contact
KLEMMER ASSOCIATES, LLC
COMMERCIAL REAL ESTATE SERVICES

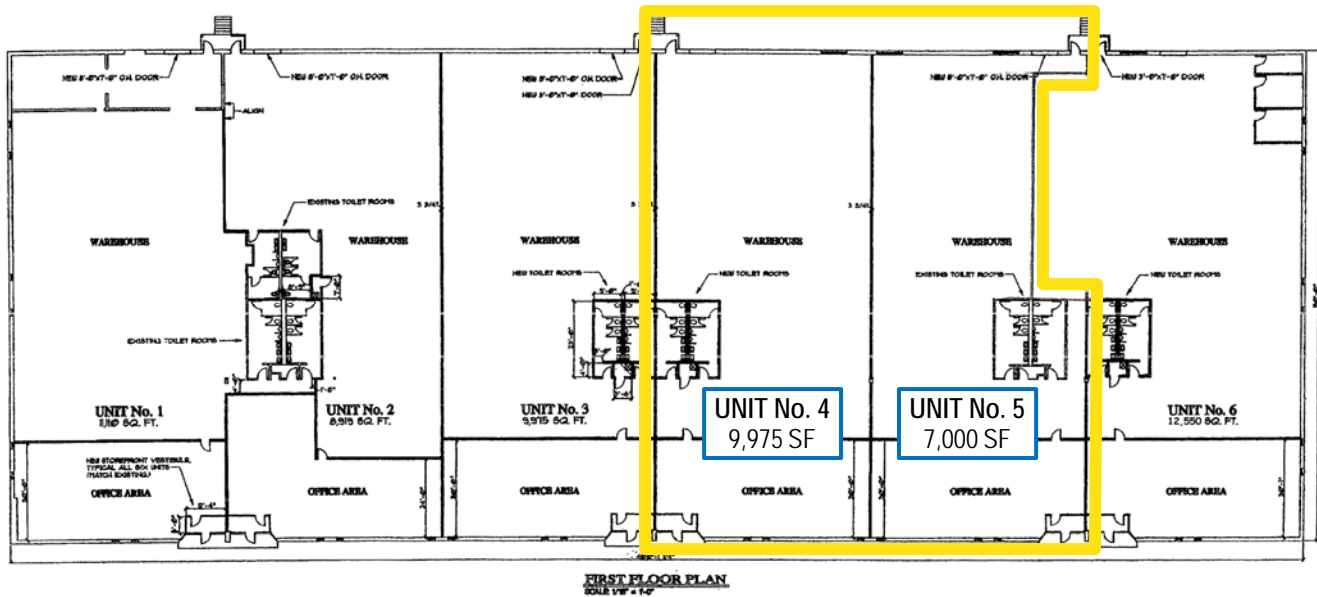
781.729.5000

www.klemmerassoc.com

678 Andover Street
Lawrence, MA



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SPECIFICATIONS

- Available:** 16,975 SF in two (2) units (Subdividable to 7,000 SF)
- Year Built:** 1981; Completely rebuilt in 2006
- Loading:** One (1) 8' x 10' dock per 10,000 SF
- Power:** 1,600 amps; 277-480 volts; 3 phase wire
- Sprinkler:** Wet throughout
- Heat:** Gas (Bay State Gas)
- Clear Heights:** 14' clear
- Column Spacing:** 30' x 50'
- Water/Sewer:** Municipal



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

For additional information or to sign up for our online service
781.729.5000 or www.klemmerassoc.com