

# FOR SUBLEASE - WAREHOUSE

7 CONNECTOR ROAD, ANDOVER, MA 01810



## 60,000± SF WAREHOUSE BUILDING

- Available immediately - entire building
- (8) loading docks, (1) ramp drive-in
- 18'-24' clear height
- 1600 amp electric
- Quick & easy highway access

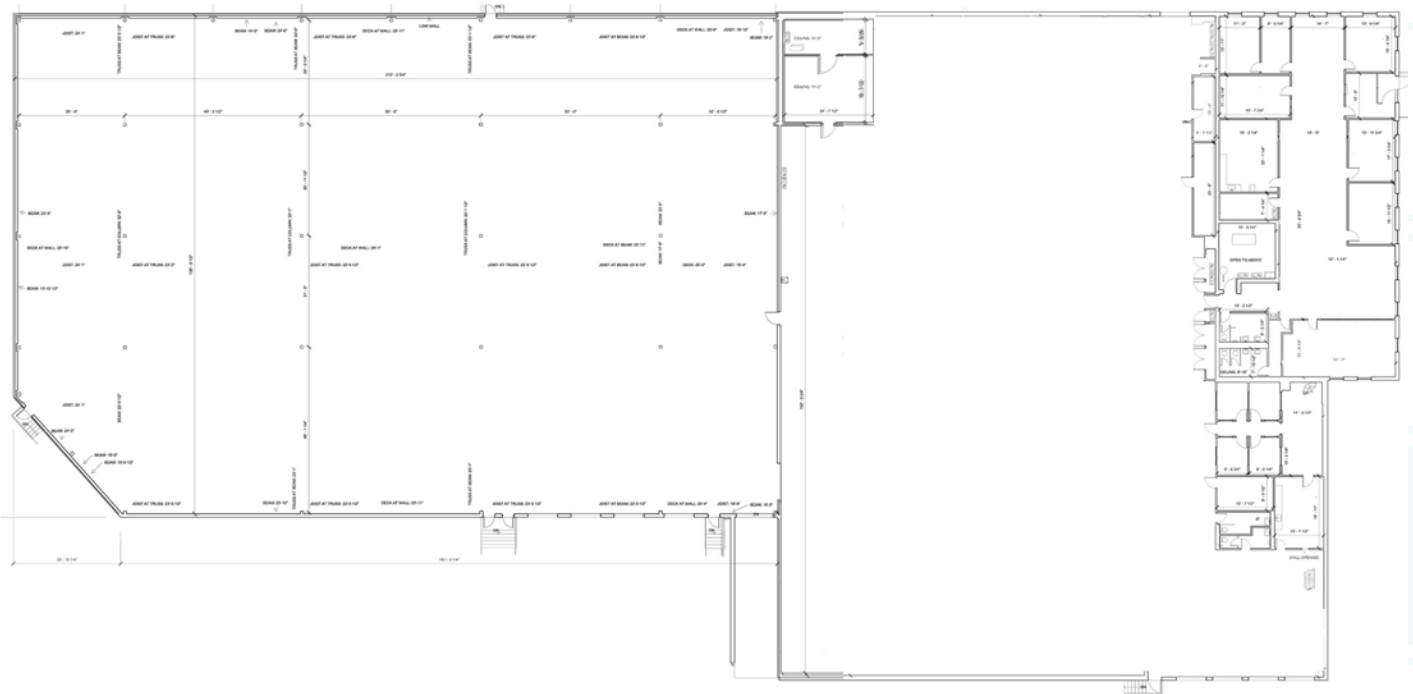




## PROPERTY DETAILS

<b>BUILDING SIZE</b>	60,000± SF	<b>LOADING</b>	(8) docks, (1) ramp drive-in
<b>LOT SIZE</b>	4.71± acres	<b>COLUMN SPACING</b>	30' x 50'
<b>YEAR BUILT</b>	1973   30,000 SF addition 2011	<b>POWER</b>	1,600 amps
<b>ZONING</b>	Industrial	<b>LIGHTING</b>	Combination LED/Fluorescent
<b>CONSTRUCTION</b>	Masonry and Steel	<b>UTILITIES</b>	Municipal water & sewer
<b>PARKING</b>	55 shared spaces	<b>FIRE/LIFE SAFETY</b>	Wet sprinkler/alarmed
<b>CLEAR HEIGHT</b>	18'-24'	<b>SUBLEASE RATE:</b>	Contact broker for details

## FLOOR PLAN



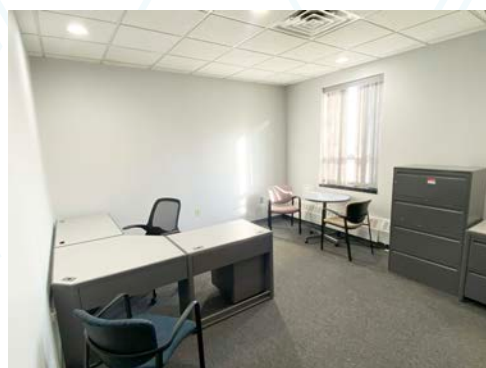
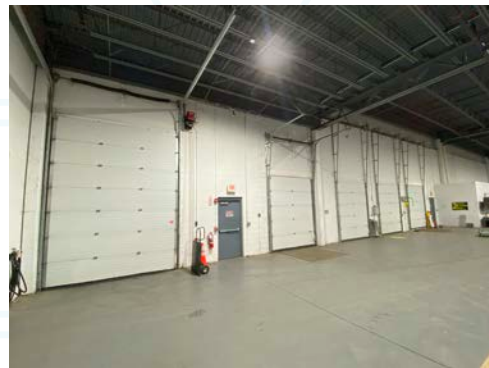
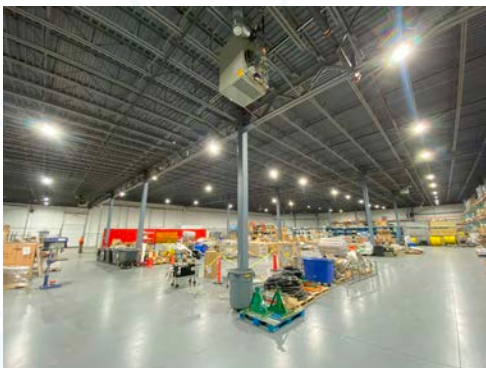


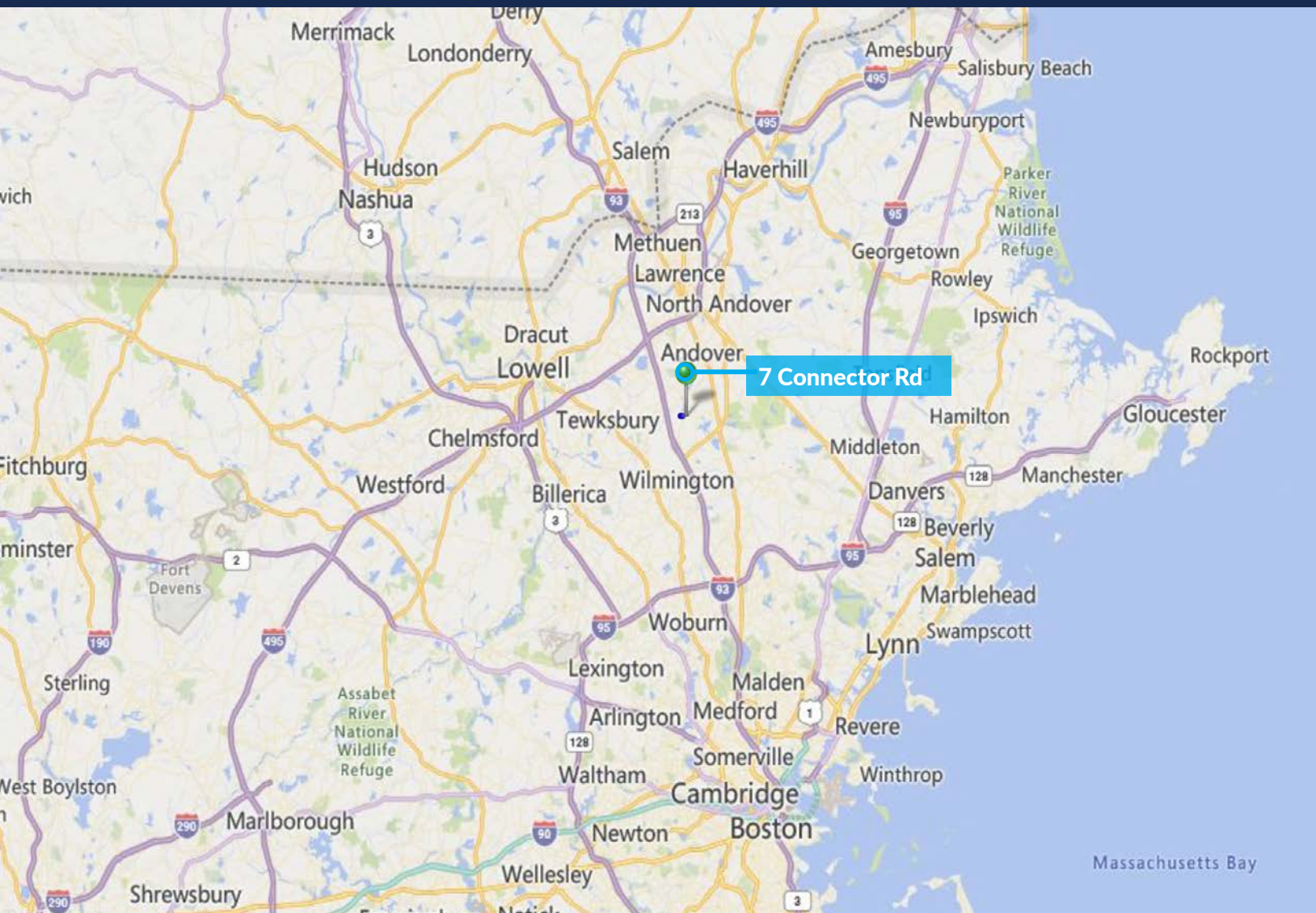
## STRATEGIC LOCATION

7 Connector Road offers a prime industrial location in Andover, MA, with exceptional access to major highways, including I-93 and I-495, facilitating seamless transportation and logistics. This strategically positioned site is ideal for businesses seeking proximity to key commercial corridors, offering ease of distribution and connectivity to the Merrimack Valley, Southern New Hampshire and Greater Boston areas.

Surrounded by other commercial properties and businesses, this location provides a robust infrastructure for warehousing, and other industrial operations. With a well-established business community, 7 Connector Road is the perfect base for companies looking to thrive in a high-demand, well-connected area.

## PHOTOS





## CONTACT US



**CHRIS HEALEY**  
PARTNER  
+1 603 475 1235 C  
+1 603 333 1333 T  
CHEALEY@BOULOS.COM



**ROGER DIEKER**  
MANAGING BROKER | PARTNER  
+1 603 540 8315 C  
+1 603 333 1333 T  
RDIEKER@BOULOS.COM



**NICK DENISCO**  
ASSOCIATE  
+1 978 239 8128 C  
+1 603 333 1333 T  
NDENISCO@BOULOS.COM

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