



# 300 Willow Street

North Andover, Massachusetts

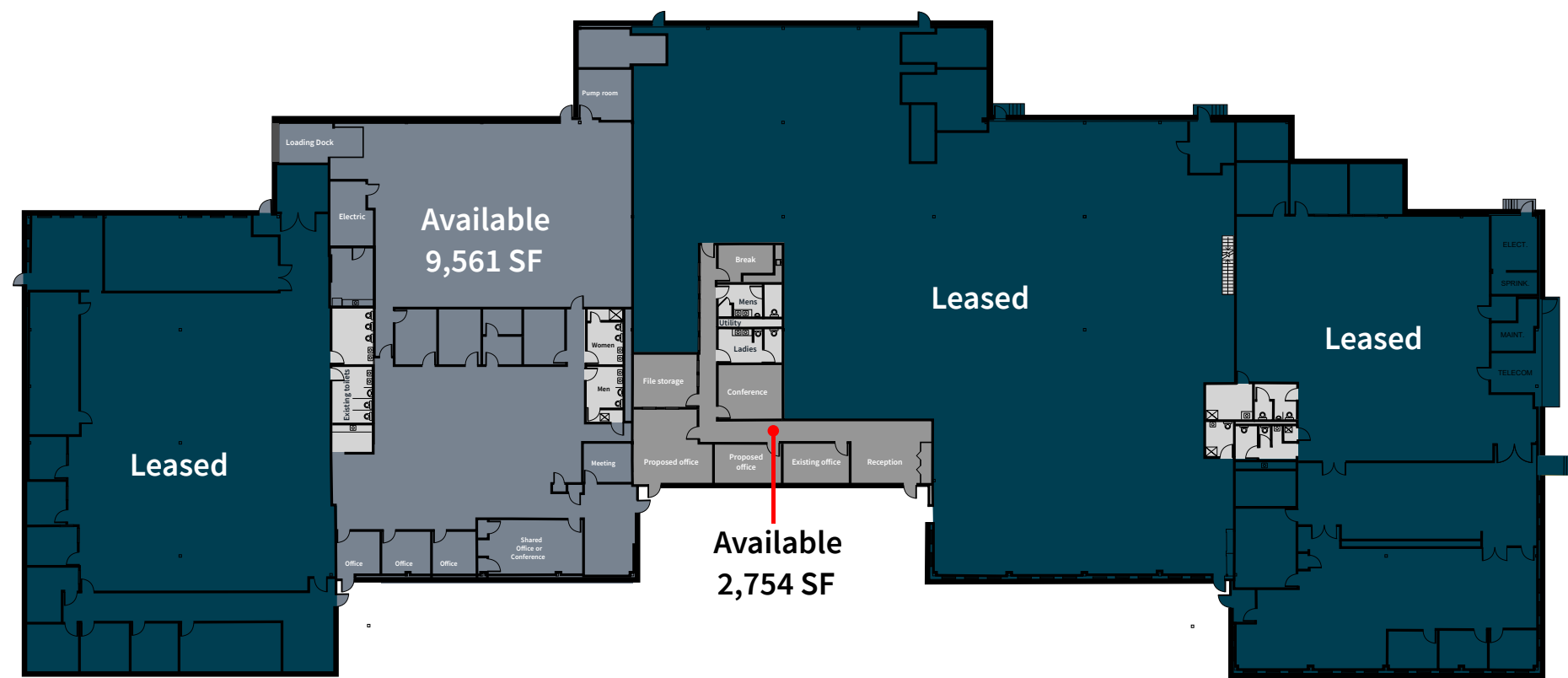
- 12,315 SF Available
- Fully Air-Conditioned with Heavy Power and Direct Loading
- Flex/R&D Space

# Property specifications



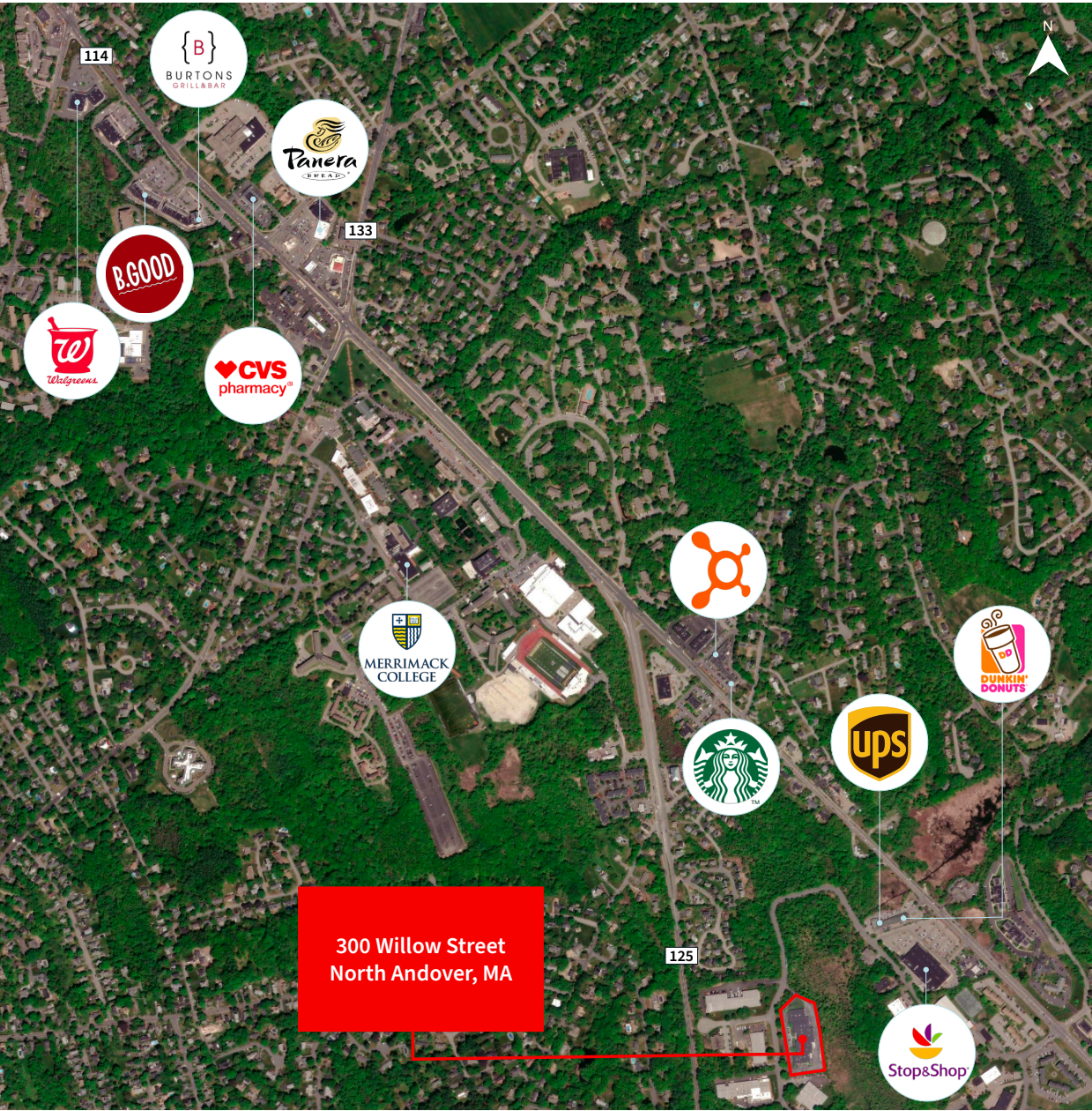
<b>Building size</b>	50,886 s.f.	<b>Loading</b>	One (1) dock height door and One (1) van level door serving the premises	<b>Sprinklers</b>	Wet
<b>Available s.f.</b>	12,315 s.f.	<b>R.E. TAX/CAM:</b>	\$3.60/s.f. (estimated)	<b>HVAC</b>	Multiple rooftop units
<b>Parcel size</b>	15 AC	<b>Column spacing</b>	40' x 30'	<b>Utilities</b>	<b>Gas:</b> Town of North Andover <b>Electric:</b> Nstar <b>Sewer/Water:</b> Town of North Andover
<b>Built</b>	1985	<b>Power</b>	2,000 amps to Building	<b>Parking</b>	3.00/1,000 s.f.
<b>Clear height</b>	15'				

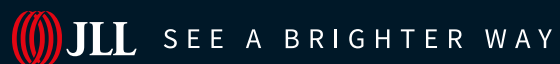
12,315 S.F. available





300 Willow Street / North Andover, Massachusetts





### About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).

#### Brian Tisbert

Brian.Tisbert@jll.com  
978.273.6379

#### Jamey Lipscomb

James.Lipscomb@jll.com  
617.833.3777

#### Chris Lawrence

Christopher.Lawrence@jll.com  
508.274.2771