

# 678

## ANDOVER STREET

Unit 1



**Marcus & Millichap**  
THE KLEIN GROUP

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Institutional Property Advisors, a Division of Marcus & Millichap ("IPA") has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. IPA's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. IPA and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

# 678

ANDOVER STREET

•••••••• *Unit 1*

 678 Andover St  
Lawrence, MA 01843

## PRESENTED BY

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# INVESTMENT SUMMARY



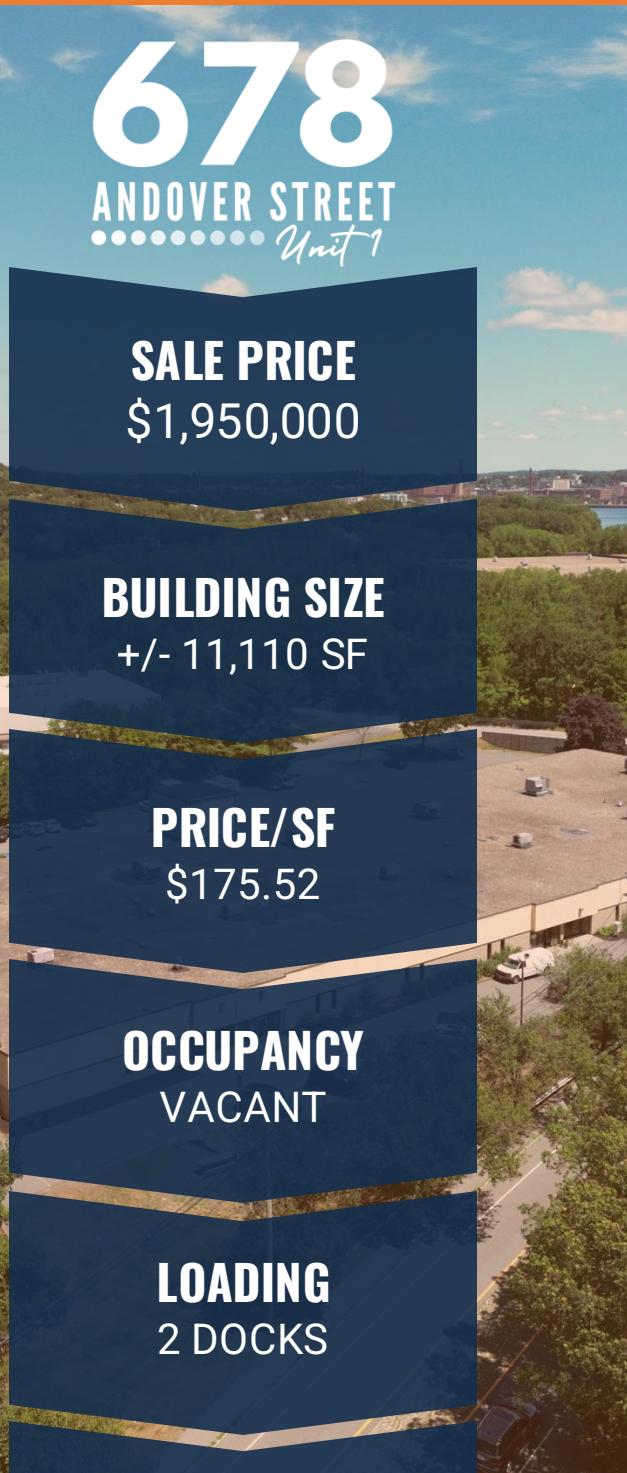
## PROPERTY DESCRIPTION

The Klein Group of Marcus & Millichap is pleased to present 678 Andover Street Unit 1 in Lawrence, Massachusetts for sale. This industrial condo offers approximately 11,110 square feet of functional space and is currently fully vacant and ready for immediate occupancy. Formerly home to Eagle Woodworking, the property includes two loading docks and features a clear height of 14 feet, making it suitable for a wide range of industrial, recreational, or flex users. Strategically located adjacent to highway I-93, providing strong accessibility to the Merrimack Valley, Southern New Hampshire, Boston, and Greater New England. Just 1.3 miles from I-93 and 3.5 miles from I-495, this location offers exceptional proximity to key logistics and transportation networks.

Lawrence benefits from robust infrastructure, including commuter rail service via the Lawrence MBTA station, a growing downtown business district, and ongoing public and private investment in new development. The city continues to attract a wide range of businesses and institutions, supported by an active workforce, access to technical training programs, and regional partnerships. Originally established as a major center of textile manufacturing, the city has transformed into a modern industrial and commercial hub with a strong base of regional employers across advanced manufacturing, food processing, distribution, and logistics. With its riverfront setting, historic architecture, and central location within the Merrimack Valley, Lawrence is well-positioned as a center of economic activity and business opportunity in northern Massachusetts.

*All property tours must be arranged with the listing agent(s). At no time shall the tenant, on-site management or staff be contacted without prior approval.*

# PROPERTY DETAILS



**678**  
ANDOVER STREET  
Unit 1

**SALE PRICE**  
\$1,950,000

**BUILDING SIZE**  
+/- 11,110 SF

**PRICE/SF**  
\$175.52

**OCCUPANCY**  
VACANT

**LOADING**  
2 DOCKS

## PROPERTY FINANCIALS

PRICE	\$1,950,000
BUILDING SIZE	+/- 11,110 SF
PRICE / SF	\$175.52
PROPERTY TAXES (2024)	\$24,909.82
PROPERTY TAXES PSF (2024)	\$2.24 PSF
ASSOCIATION FEES	\$1,600 Per Month*

## PROPERTY HIGHLIGHTS

LOADING DOCKS	2 Docks
CLEAR HEIGHT	14 FT
YEAR BUILT	1981
BUILDING TYPE	Industrial Condo
FLOORS	1
SURFACE PARKING	21 Spaces

## PROPERTY SYSTEMS

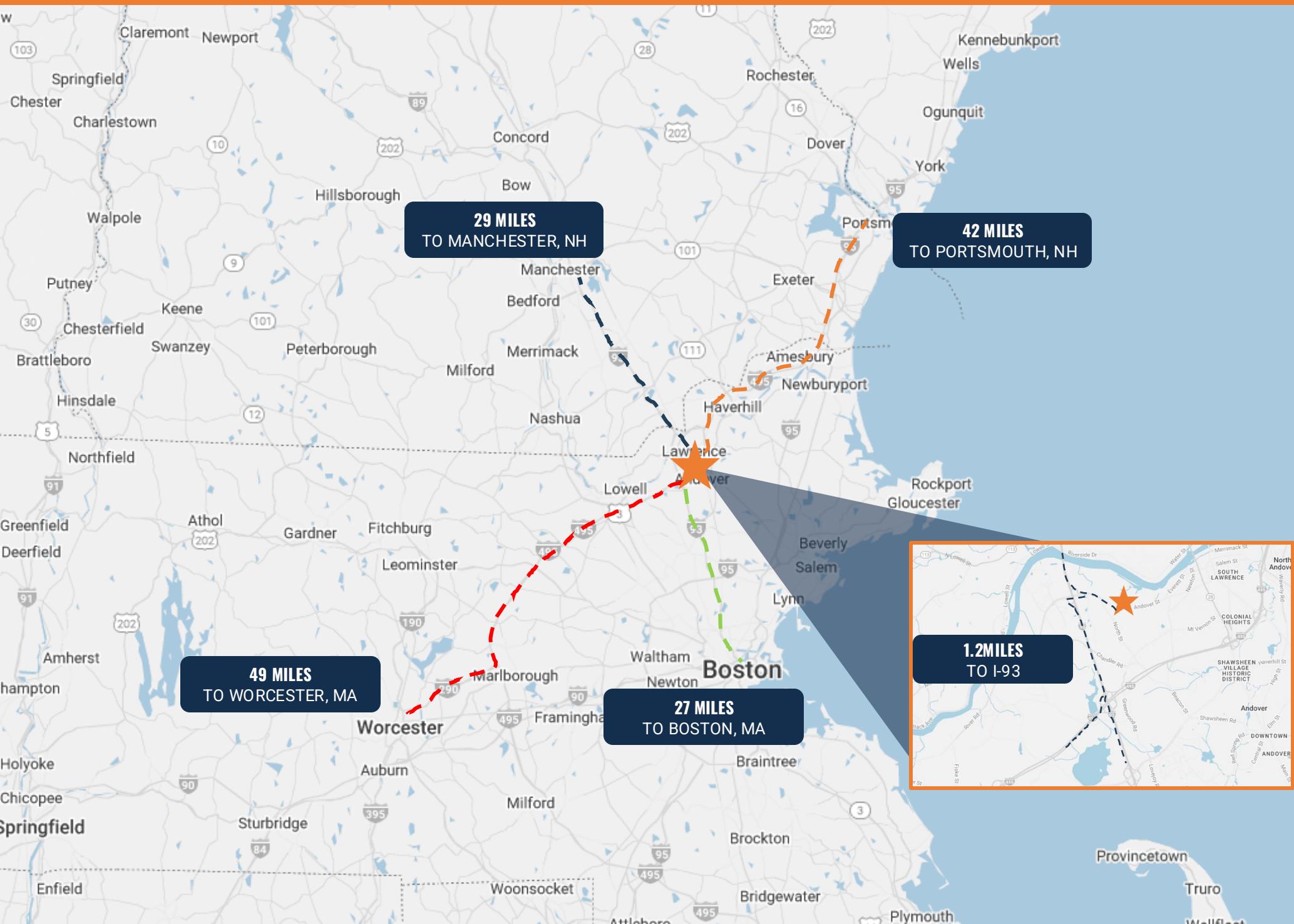
ROOF	1981
SPRINKLER SYSTEM	Wet
LIGHTING	LED
UTILITIES	National Grid
WATER/SEWER	Town of Lawrence

\*Current fees of \$2,800 per month to build association reserves

# PLAT MAP



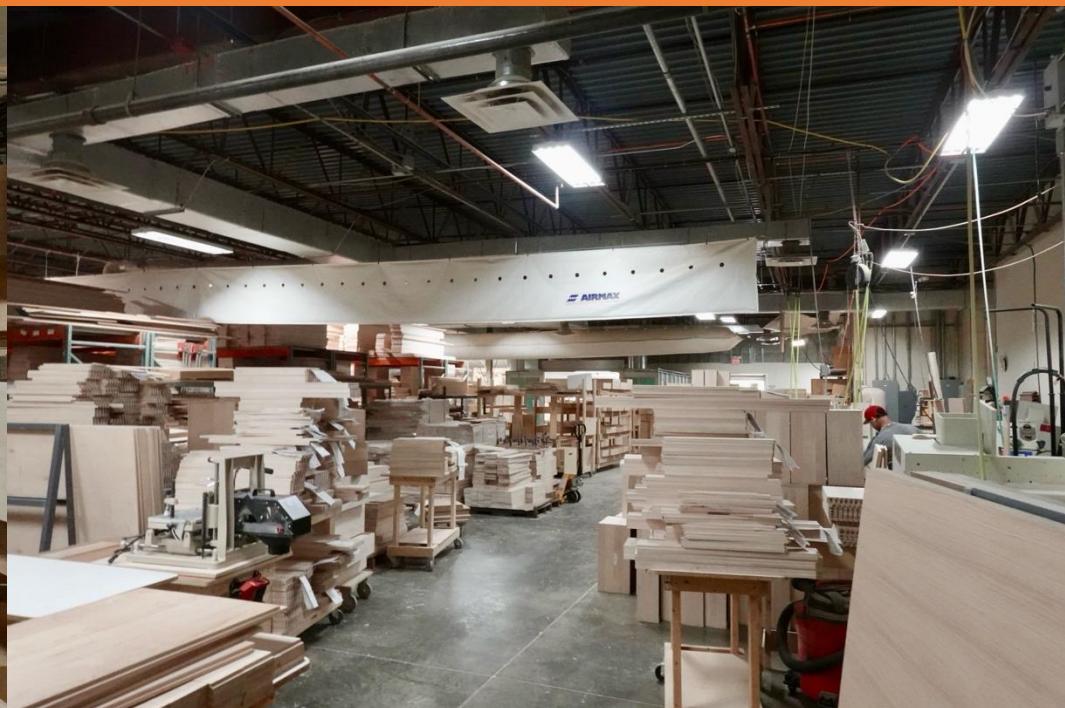
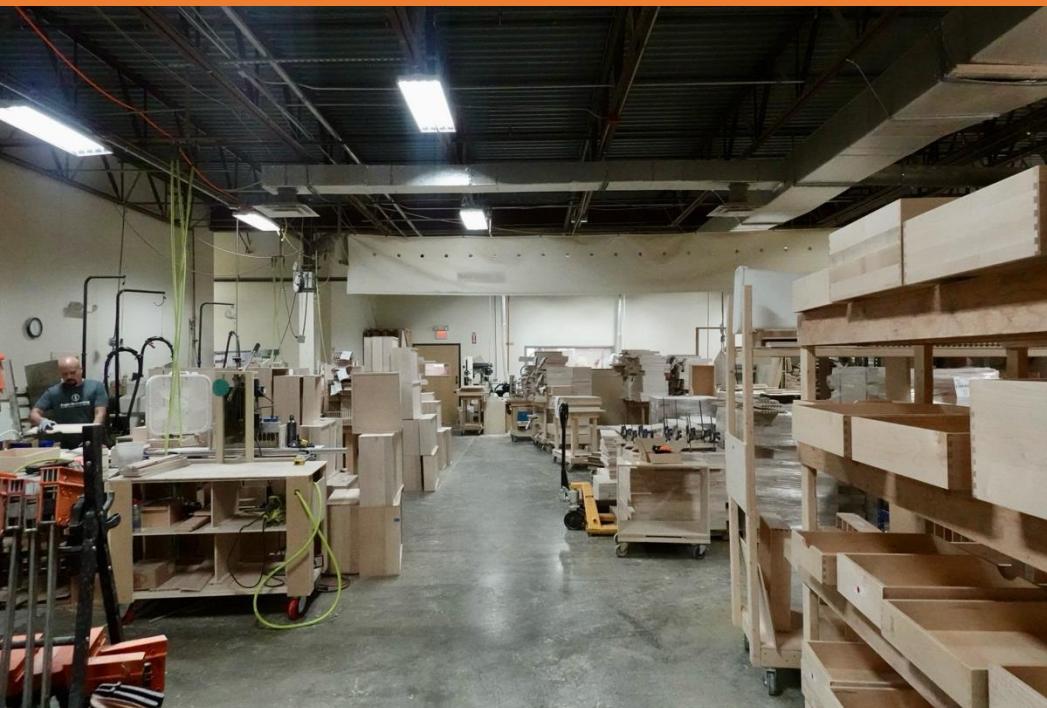
# REGIONAL MAP



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# AERIAL

**KEY POLYMER**



**aramark**

**C.I.L.**  
INC.  
ELECTROPLATING

**678**  
ANDOVER STREET  
Unit 1



**CHARM**  
SCIENCES INC

**NE**  
NorthEast  
Electrical  
A Sonepar Company

**BRODIE**  
Established 1948  
Material Handling Specialist



**1.2 MILES**  
TO  
I-93

**33 MINUTES FROM**  
**DOWNTOWN BOSTON**

Source: Map Data ©2025 Google

# LAWRENCE, MASSACHUSETTS

Lawrence, Massachusetts is a historic mill city located along the Merrimack River in the Merrimack Valley, approximately 25 miles north of Boston. Founded in the mid-19th century as a planned industrial city, Lawrence became a national center for textile manufacturing and played a key role in the American labor movement, including the famous Bread and Roses Strike of 1912. Today, the city continues its legacy of industry and innovation, serving as a regional hub for manufacturing, food processing, and logistics. Major employers include New Balance, which operates a large manufacturing facility in the city, as well as Southwick Clothing, Gemline, Polartec, and Lawrence General Hospital. Lawrence's strategic location along Interstate 495 and its strong industrial infrastructure make it an attractive location for businesses and institutions across a range of sectors.



**HOME TO OVER  
89,000 RESIDENTS**



**MINUTES FROM  
I-93 AND I-495  
EXITS**



**LAWRENCE IS HOME TO  
RECOGNIZABLE  
BUSINESSES**

## LIVING



**\$57,903**

MEDIAN  
HOUSEHOLD INCOME



**+/- 42,100**

EMPLOYED  
POPULATION



**\$498,385**

MEDIAN  
PROPERTY VALUE



**+/- 32,631**

TOTAL  
HOUSEHOLDS



**28**

LAWRENCE PUBLIC  
SCHOOLS

# Marcus & Millichap

## THE KLEIN GROUP

# “Cutting Edge Technology Meets Old School Methods”

### *OFFICE AND INDUSTRIAL SPECIALISTS*

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