

678

ANDOVER STREET
Unit 1

Marcus & Millichap
THE KLEIN GROUP

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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



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Lawrence, MA 01843

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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

A regional map of New England, centered on Andover, MA, which is marked with an orange star. The map displays major cities, towns, and villages across the region, including Manchester, NH; Portsmouth, NH; Worcester, MA; Boston, MA; and various locations in New Hampshire and Massachusetts. Distances from Andover to four major cities are highlighted with colored dashed lines and labeled in dark blue boxes: 29 miles to Manchester, NH (dark blue dashed line); 42 miles to Portsmouth, NH (orange dashed line); 49 miles to Worcester, MA (red dashed line); and 27 miles to Boston, MA (green dashed line). An inset map in the bottom right corner provides a more detailed view of the Andover area, showing the location of Andover relative to I-93, with a distance of 1.2 miles indicated in a dark blue box. The map also shows major highways (Interstates 93, 95, 89, 202, 10, 12, 190, 495, 90, 84, 395) and bodies of water (Merrimack River, Concord River, etc.).

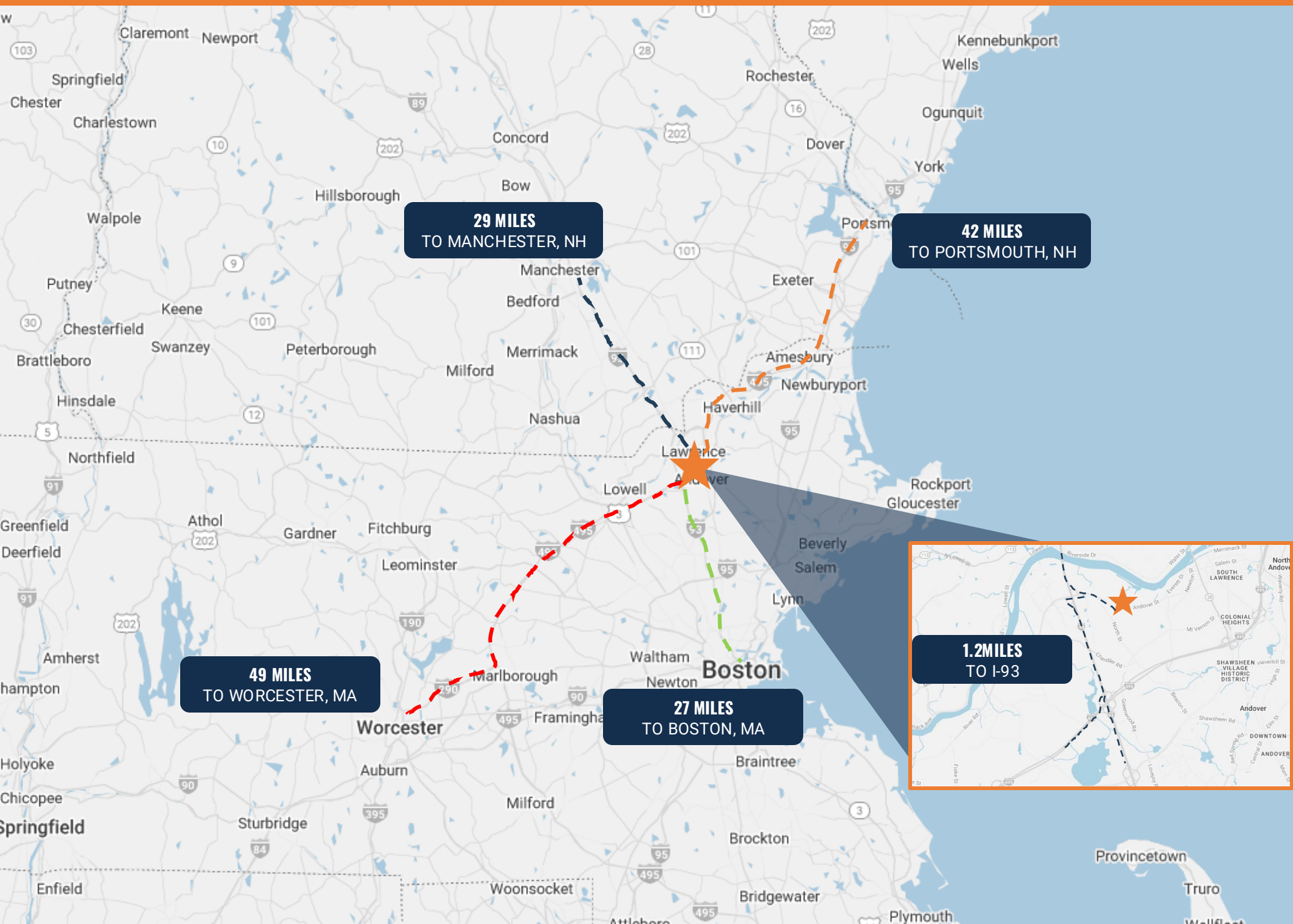
29 MILES
TO MANCHESTER, NH

42 MILES
TO PORTSMOUTH, NH

49 MILES
TO WORCESTER, MA

27 MILES
TO BOSTON, MA

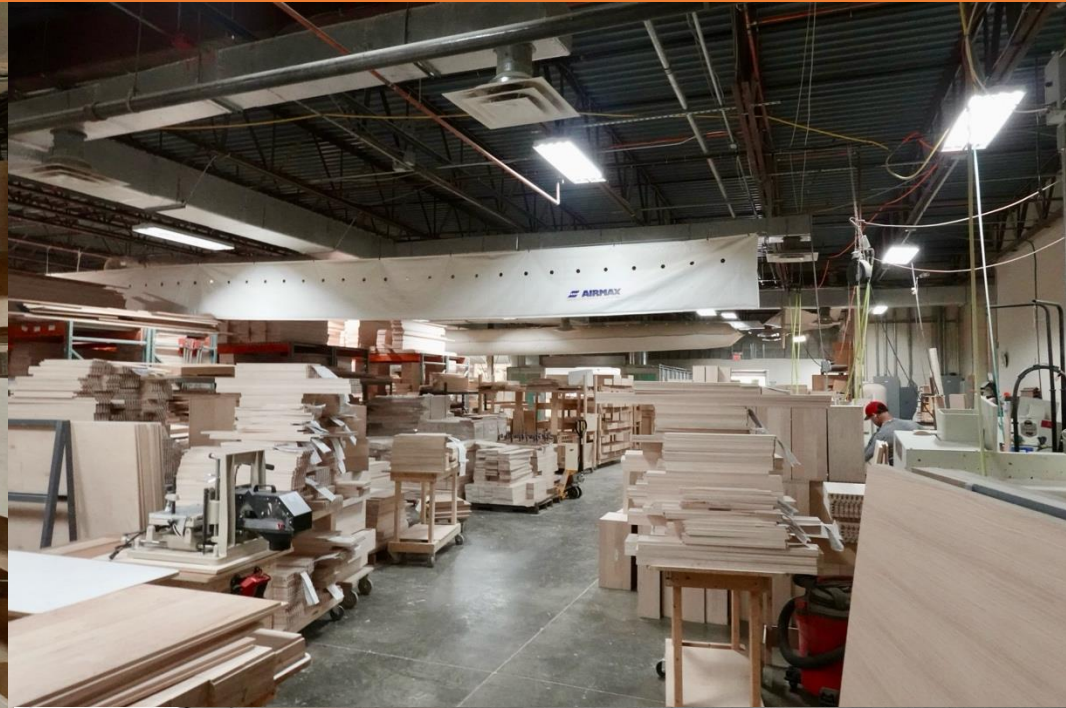
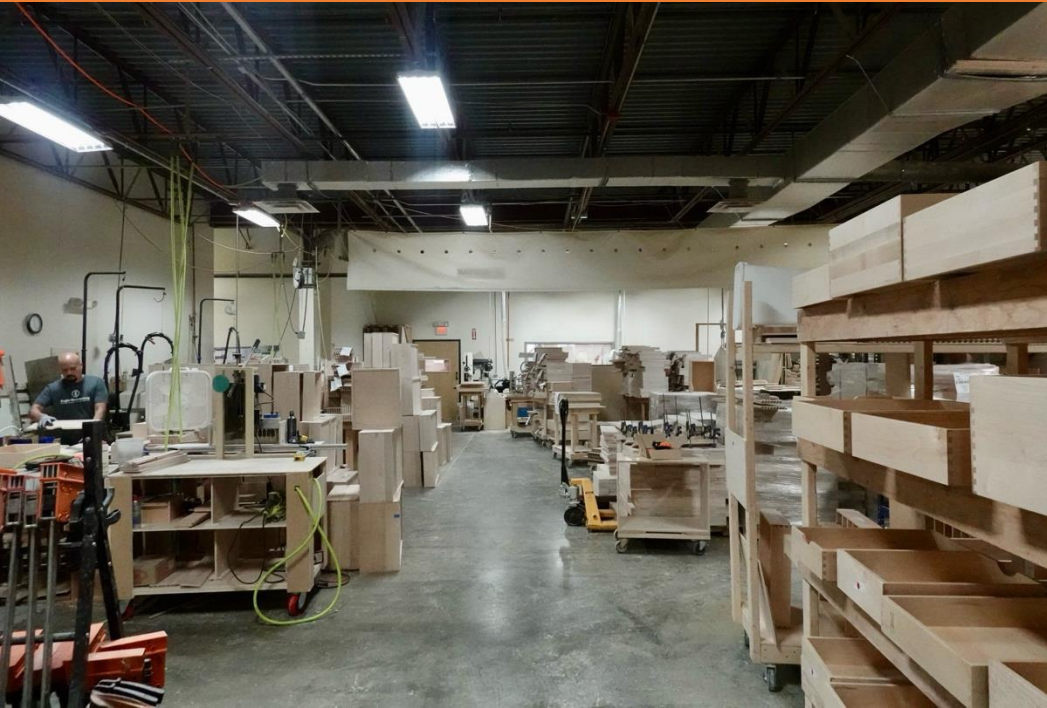
1.2 MILES
TO I-93



EXTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL

KEY POLYMER

Unitex®

aramark

C.I.L. INC.
ELECTROPLATING

678
ANDOVER STREET
Unit 1

ASAHI/AMERICA®

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”

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