

FOR SALE: INVESTMENT OPPORTUNITY

26,700 SF | 100% Leased | Office Building

27 Charles Street • North Andover, MA • 01845



PROPERTY FACTS

Sale Type:	Investment	Floor Size:	13,350 SF
Property Type:	Office	Slab To Slab:	12'
Building Size :	26,700 SF	Building FAR:	0.26
Building Class:	B	Lot Size:	2.40 AC
Year Built:	1995	Zoning:	IS - Industrial S District Research & Development, Business, Schools, Printing, Public Building, Light Manufacturing, Bank, Post Office, Wholesale, Childcare, etc.
% Leased:	100%	Parking:	110 Spaces (4.12 Spaces per 1,000 SF Leased)
Tenancy:	Multiple		
Building Height:	2 Stories		

EXECUTIVE SUMMARY

27 Charles Street located in North Andover, MA, Essex County just off Sutton Street and .59 miles to I-495 connecting I-93 and I-95. 30 mins to Boston. Public Transportation by Haverhill/Reading Line of the MBTA Commuter Rail lies (the line actually passes through the town along the Merrimack River. North Andover is also home to the Lawrence Municipal Airport, providing small aircraft service to the region. The nearest national service, at Logan International Airport and Manchester-Boston Regional Airport, is within a thirty-mile ride of the town. North Andover/Andover is home to Brooks School, Merrimack College and abutting Andover Philips Academy. North Andover largest employer is Amazon located on Route 125 and employees 1,500.



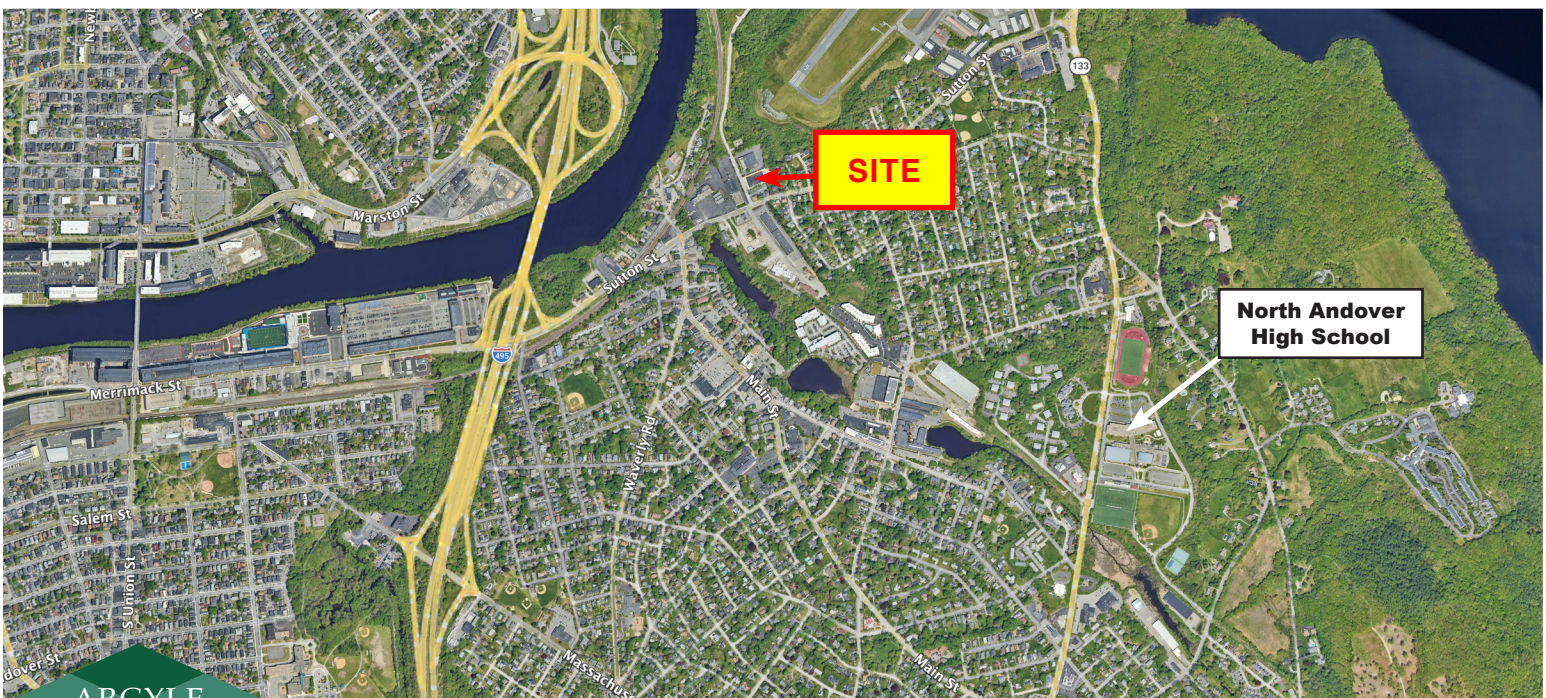
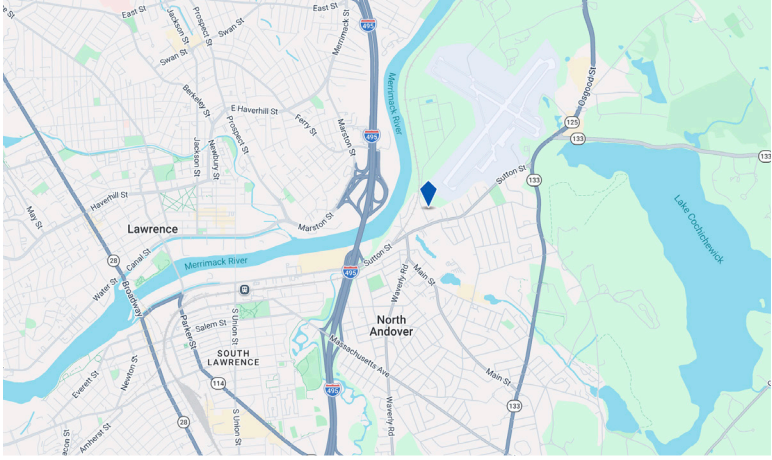
Argyle Realty Group, LLC - Daniel J. Connelly
27 Young Road - North Andover, MA 01845
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