



1600 OSGOOD ST.

NORTH ANDOVER, MA

FOR LEASE | 296,640 SF SUBDIVIDABLE OFFICE/FLEX SPACE AVAILABLE

- Office/Flex Space For Lease
- Subdividable
- 2.6 Miles to I-495

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

296,640 SF Office/Flex Space Available for Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	30,209	84,716	154,965
Total Population	85,546	236,508	424,198
Average HH Income	\$101,077	\$107,191	\$135,618

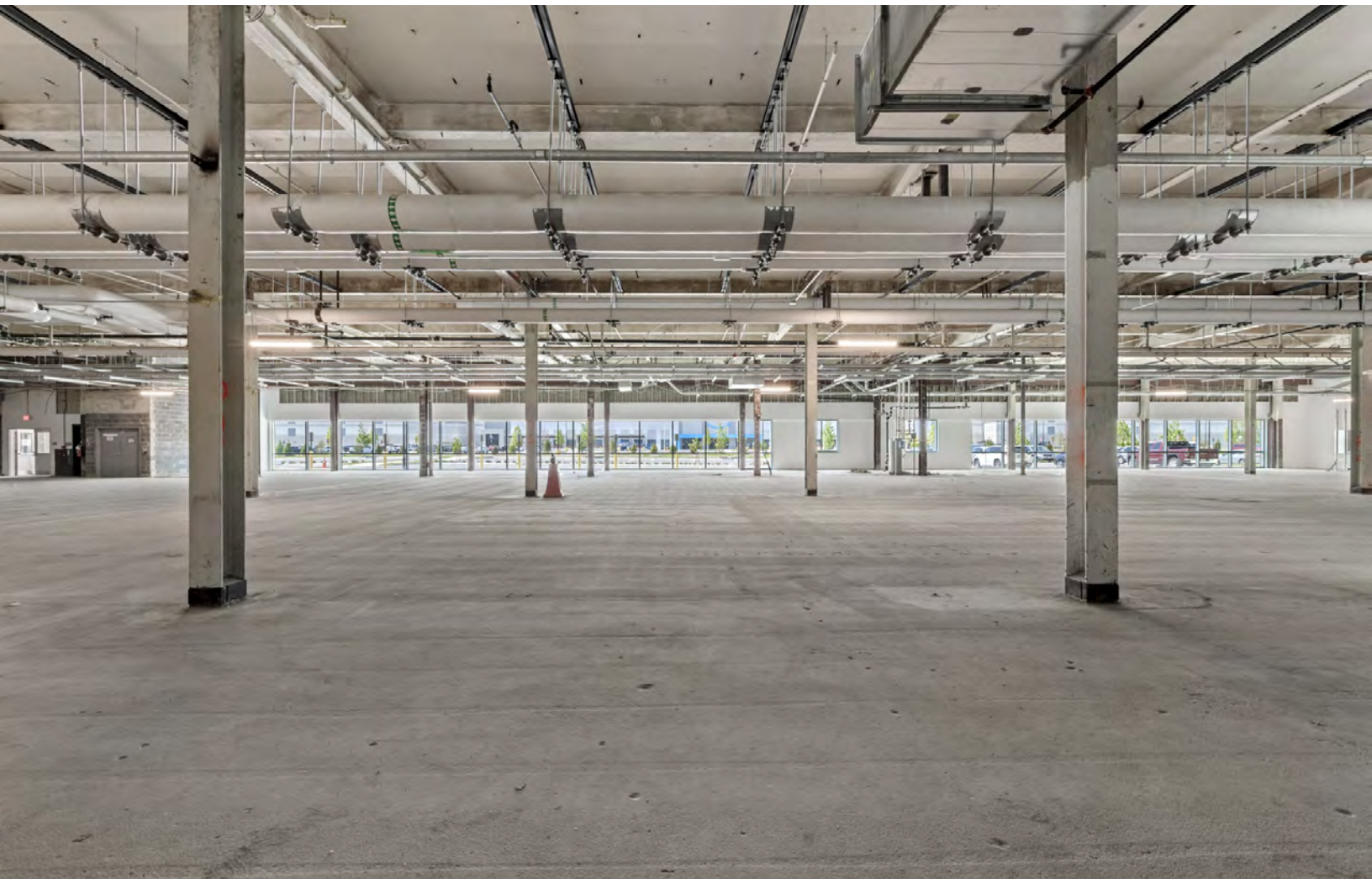
AVAILABLE SPACES

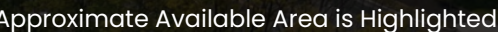
10,000-46,000 SF	Flex Space	Floor 1
1,000-99,757 SF	Office/Flex Space	Floor 2
1,366-117,547 SF	Office Space	Floor 3

PROPERTY SPECIFICATIONS

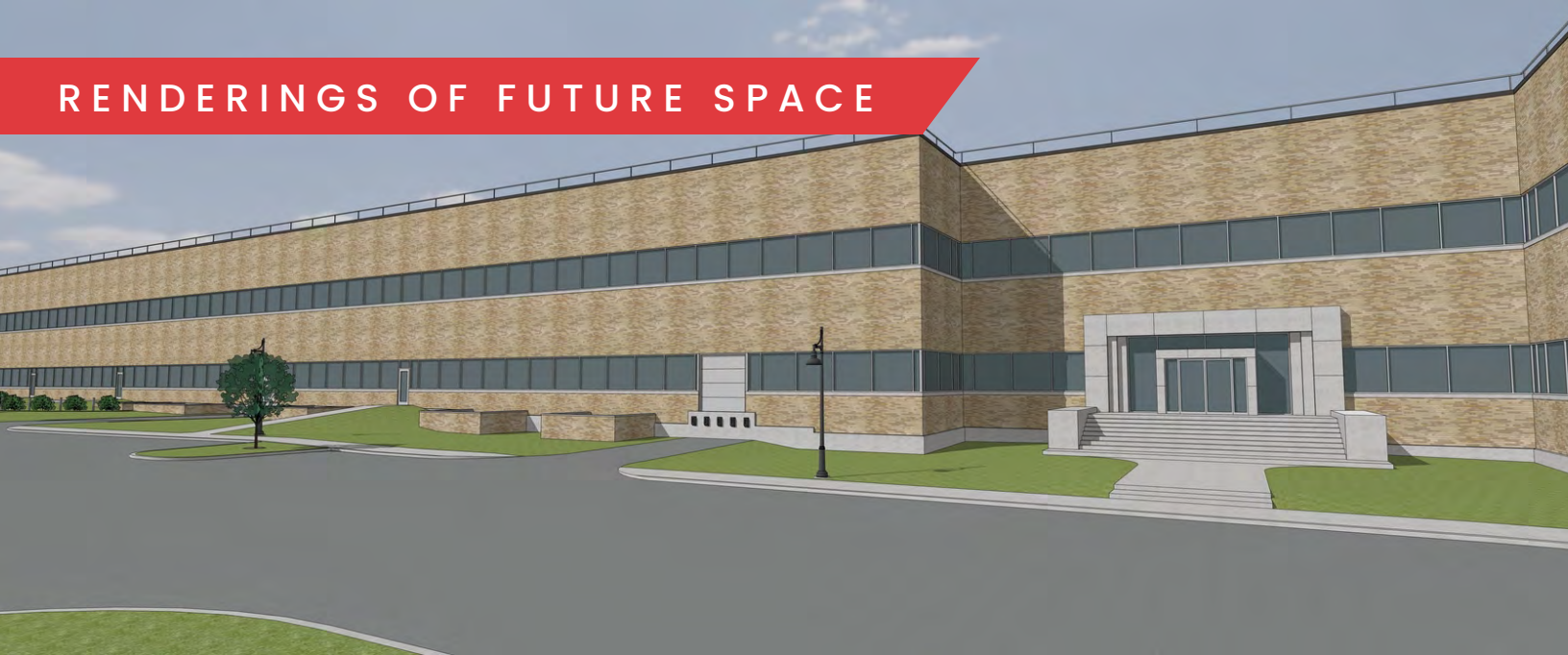
Building Size:	386,095 SF
Space Available:	296,640 SF
Lot Size:	30 AC
Stories:	3
Class:	B
Sprinklers:	Wet
Construction:	Masonry
Columns:	24'w x 30'd
Tailboard Docks:	2
Drive-In Doors:	1
Elevators:	2
Clear Height:	12'
Parking Spaces:	1500
Lease Rate:	Market







RENDERINGS OF FUTURE SPACE



HIGHWAY
PROXIMITY

125 0.1 MILES
1 MINUTE

495 2.6 MILES
5 MINUTES

133 1.7 MILES
4 MINUTES

213

495

125

113

1600-1630
OSGOOD ST.

BOSTON
32.4 MILES | 42 MIN



LAWRENCE
MUNICIPAL AIRPORT

133

NORTH
ANDOVER



BRADFORD

WARD HILL

Merrimack River

Lake Co

CEDAR'S

mks

rental

Parker

THE GRANITE GROUP

Great people. Great products.*

ThermoFisher
SCIENTIFIC

Wood Products Unlimited

QCC Quality Carton and
Converting, L.L.C.

NORTH ANDOVER SELF STORAGE

amazon

LIFOAM

HIPER Global

ExtraSpace Storage

NLT
Non Linear Technology

CRUSADER
PAPER COMPANY

panelclaw
AN ENSTALL COMPANY

PEABODY SUPPLY CO.

TEP

EPSI

Spruce

CONVECTRONICS

1600 OSGOOD ST

NORTH ANDOVER, MA

FOR LEASE | 293,640 SF OFFICE SPACE ON 30 AC

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