

FOR LEASE

Recently Renovated & Expanded

70,609 SF AVAILABLE

160 DASCOMB ROAD • ANDOVER, MASSACHUSETTS



WAREHOUSE SPACE FOR LEASE

Colliers Meredith & Grew is pleased to present the newly expanded and renovated 160 Dascomb Road. The asset offers high-bay warehouse space at 22' and 30' clear heights and immediate access to Route 93 and close proximity to Route 495 and Route 128. 160 Dascomb Road offers excellent loading with nine existing dock-high doors with the ability to expand. In the addition, the column spacing of 36' x 40' allows for flexible layout and brand new HVAC systems and roof provide the highest level of energy management.

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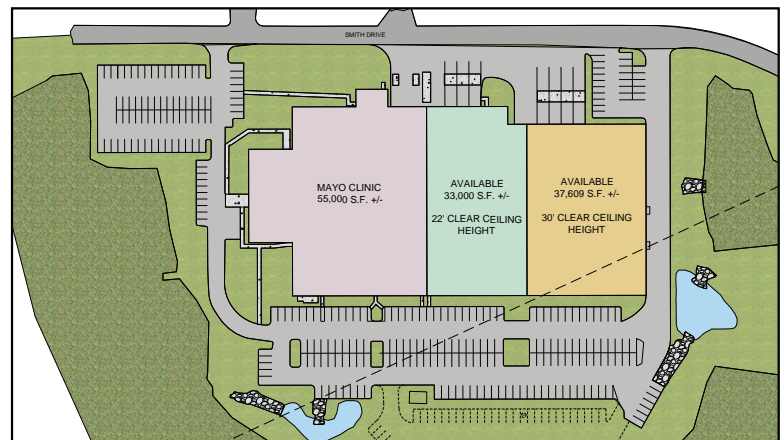
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- ▶ **Total SF** 123,000 SF
- ▶ **Available SF** 70,609 SF
- ▶ **Property Type** High Bay warehouse
- ▶ **Land Area** 19.9 acres
- ▶ **Zoning** Industrial
- ▶ **Clear Height** 22' - 30'
- ▶ **HVAC** Roof top units
- ▶ **Loading** Nine (9) doors with 30,000 lbs dock levelers
- ▶ **Truck Parking** Available
- ▶ **Parking** 283 spaces (expandable)
- ▶ **Roof** Rubber membrane with 10 year warranty
- ▶ **Slab** Six (6') slab on grade in new addition
- ▶ **Column Spacing** 36' x 40' in addition
- ▶ **Power** 2,000 amps, 480/277 volts, 3-phase
- ▶ **Available** Immediately
- ▶ **RE Tax** \$132,000 (\$0.85/SF)
- ▶ **Utilities**
 - Gas: Bay State Gas
 - Electricity: National Grid
 - Sewer: Town of Tewksbury
 - Water: Town of Andover
- ▶ **Location:** 1/8 mile off I-93's Dascomb Road exit, access to I-495 less than 5 minutes away
- ▶ **Corporate Neighbors**
 - California Paints
 - Brockway-Smith
 - Fedex
 - Wetmore
 - Colonial Systems
 - Proctor & Gamble
 - Market Basket



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