

# *240 Andover Street*

*Wilmington, Massachusetts*



*240 Andover Street* is located within North Wilmington Commercial Park, just off Route I-93 in Wilmington, MA (Exit 41). This 2-story property offers both Office and R&D tenants the opportunity to control a stand alone building with full building identity and signage.

*North Wilmington Commercial* is a beautifully landscaped Park just 20 minutes from Boston and Cambridge, in the heart of the north suburbs. The cost effective facilities draw from a diverse skilled labor force. There is over 350,000 square feet of space in the Park for future expansion needs. *240 Andover Street* is locally owned and managed by Spinelli Commercial Properties. Nearby amenities include: restaurants, banking, hotels, childcare, fitness facilities and shopping.

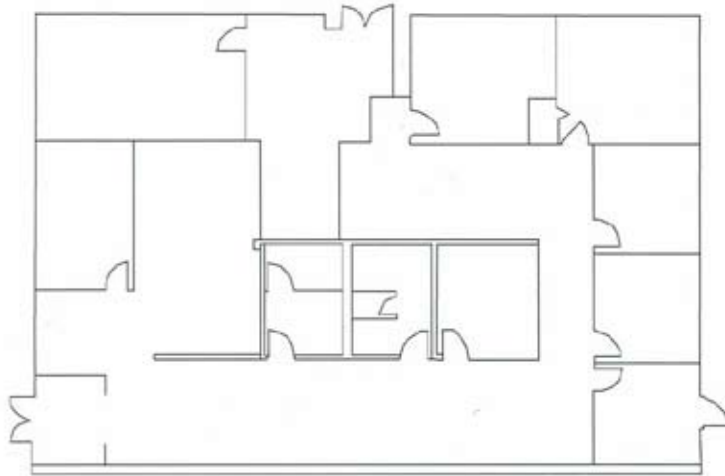
## ***Property Description***

<b>Building Size:</b>	8,740 SF
<b>SF Available:</b>	8,740 SF
<b>Year Built:</b>	1988
<b>Rate:</b>	Negotiable
<b>Floors:</b>	2
<b>Parking:</b>	3.5 per 1,000 SF
<b>Loading:</b>	One (1) loading dock
<b>Ceiling Height:</b>	8.5' acoustical tile
<b>Column Spacing:</b>	23' x 27'
<b>HVAC:</b>	Gas-fired rooftop units

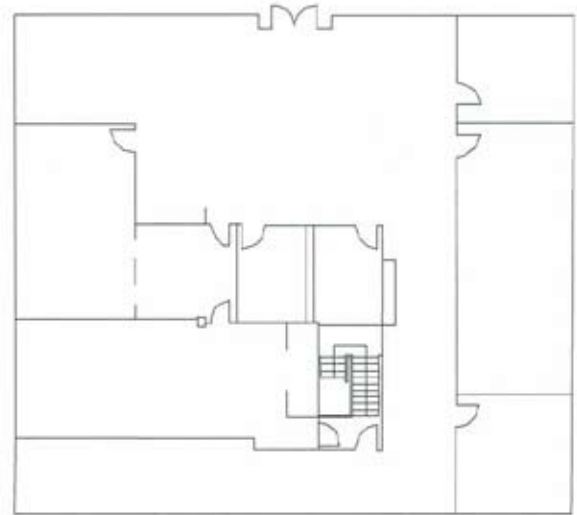
For more information or to arrange property inspections, please contact:  
Rachele M. De amphilis 617-868-5200  
rachele@jspinelli.com

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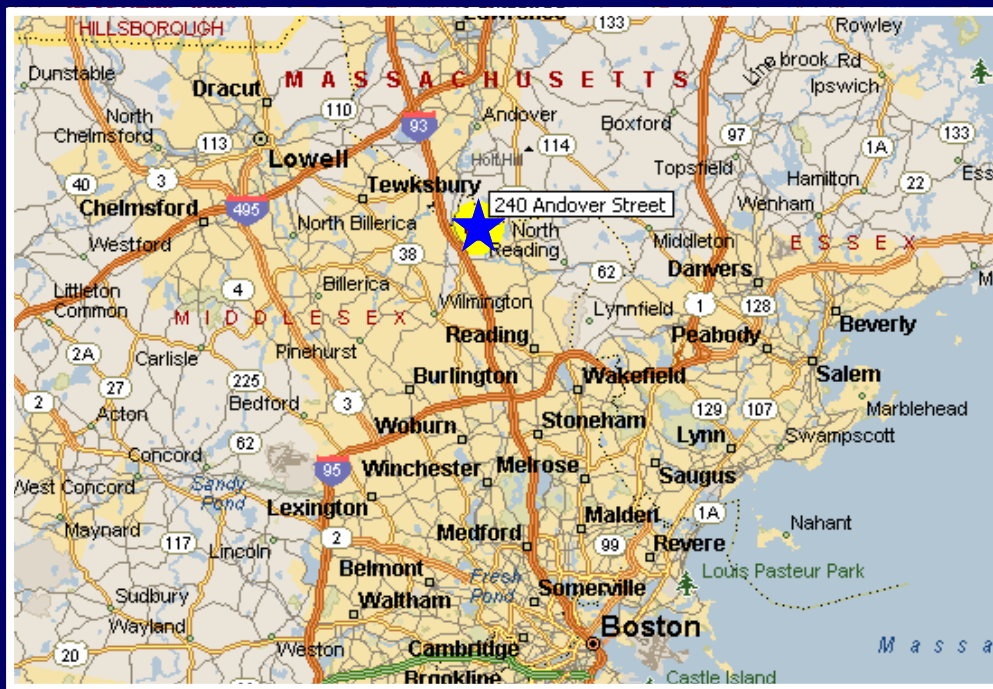
Wilmington, Massachusetts



**Floor 1**



**Floor 2**



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