

400 Osgood Street
North Andover, MA



18,000 SF Warehouse/Industrial Space For Lease

SVN | Parsons Commercial | Group Boston
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PARSONS COMMERCIAL
GROUP | BOSTON

400 Osgood Street

Property Overview

SVN | Parsons Commercial Group | Boston is pleased to present the opportunity to lease 18,000 SF of warehouse/industrial space at 400 Osgood Street in North Andover, Massachusetts. The property totals in 24,000 SF with one story. The industrial building is built out with 18' Clear Height and one loading dock and sits on 5.83 Acres of land.

The property is located 2.6 miles from I-495 and 7.2 miles from I-93. The Lawrence Commuter Rail is 3.3 miles (6 min drive) from the property and the Andover Commuter Rail is 3.5 miles (7 min drive) away.

The space will become available for lease April 1st, 2024.



MARKET

PROPERTY SPECIFICATIONS

Lease Rate	Starting at \$10.00 / SF NNN
Total SF	± 24,000 SF
Available SF	± 18,000 SF
Land Acres	± 5.83 Acres
Year Built/Renov	1970/1999
Zoning	RA, North Andover
Submarket	Lawrence/Andover
Clear Heights	18'
Docks	1 Ext

POPULATION

	5 MILES	10 MILES
2023 Population	199,147	406,895
2023 Households	71,190	163,094
Avg. Household Income	\$105,335	\$120,419
Median Age	37.8	40.2

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