

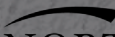


146DASCOMB

ANDOVER, MA

HQ / GMP / LAB / R&D MANUFACTURING OPPORTUNITY

181,300 SF OF EXISTING SPACE
WITH ADDITIONAL EXPANSION POTENTIAL

 NORTHBRIDGE

 JLL



146 Dascomb Road in Andover, MA is an efficient, fully customizable 181,300 SF GMP / Lab / Manufacturing / Office opportunity with additional expansion potential. The development site is in one of Greater Boston’s prominent suburban life science clusters, positioned directly off Interstate 93, minutes from Interstate 495 and less than 20 miles North of Cambridge.

The development opportunity offers tremendous flexibility based upon permitting and being a biotech ready site to suit a variety of uses including office, lab, manufacturing and GMP.

PREMIER

R&D/Life Science Complex



181,300 SF OPPORTUNITY
Flexible lab, manufacturing, R&D, and office development with expansion potential



CLEAR HEIGHTS
14' - 26'



WATER DISCHARGE
On Sewer (Town of Andover for Water, Town of Tewksbury for Sewer)
7,500 gpd sewer capacity



POWER
3 phase, 750kVA, 480Y/277V (up to 18,100 amps)



PARKING
3.0 per 1,000 SF



LOADING
Ample loading docks



CONNECTIVITY
Access to Logan International Airport and Lawrence Municipal Airport



TALENT
Andover is nationally recognized as a top pool for biotech companies with 43,000+ employees within a 15 mile radius



AMENITIES
Abundance of nearby restaurant and service locations



VISIBILITY
Prominent tenant signage opportunity along I-93



FRIGHT ELEVATOR
4,000-pound capacity hydraulic freight elevator



LOT SIZE
16.2 acre site



HVAC
heated and cooled by rooftop-mounted, packaged, electric and gas, HVAC units. The building is also heated by a forced hot water system with boilers, furnaces, and hot water, baseboard radiators, ceiling-mounted, electric infrared unit heaters.

CONVENIENCE
& connectivity

TRAVEL TIMES


7 MINUTE
DRIVE I-495

13 MINUTE
DRIVE Lawrence Municipal Airport

20 MINUTE
DRIVE Boston Logan Airport

20 MILES Boston / Cambridge

39 MILES Manchester, NH

50 MINUTES North Station to Andover
(Haverhill Line) 

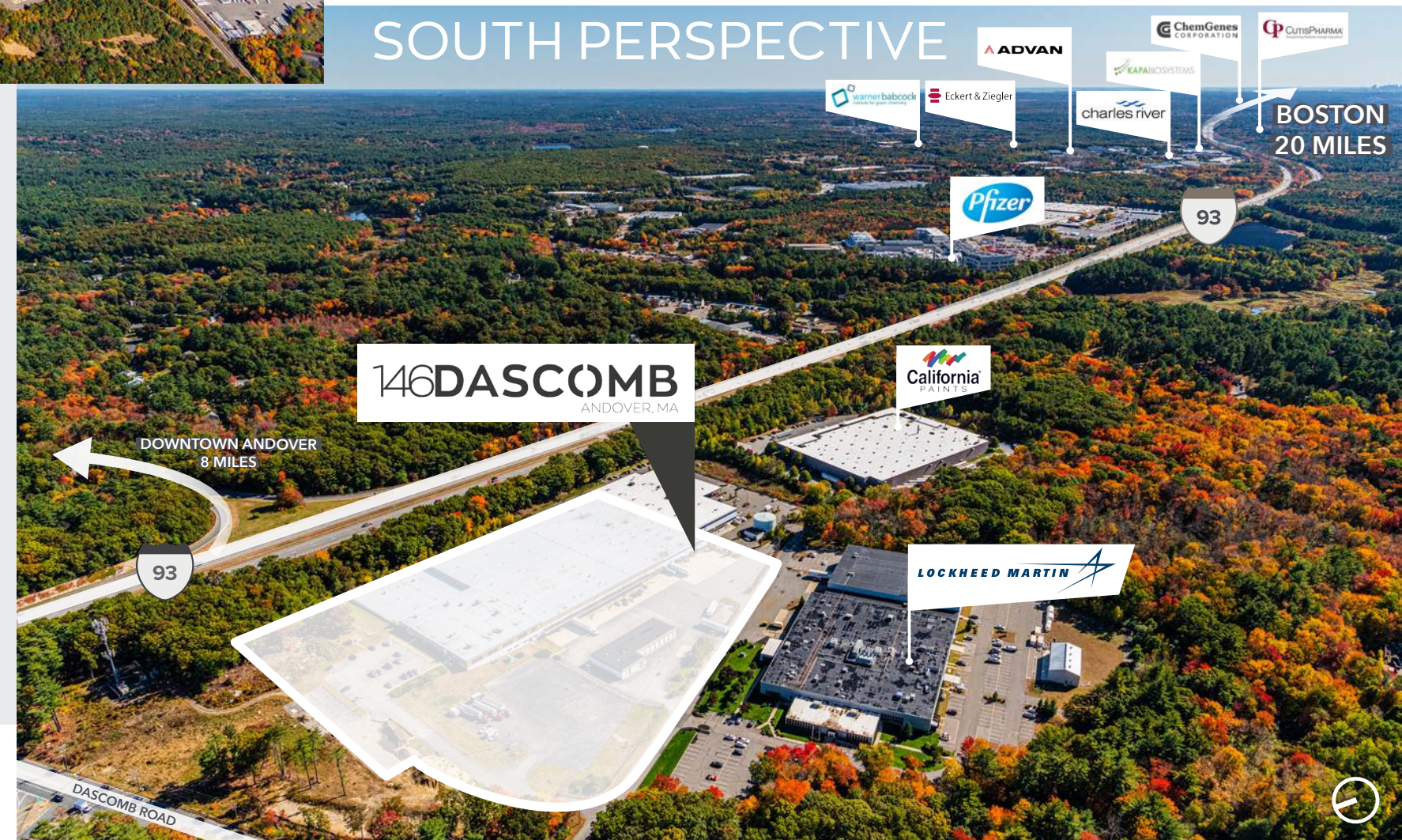




PLATINUM RATED community

146 Dascomb is positioned within the town of Andover, a Platinum Bioready community elected by MassBio. Less than 20 miles from Cambridge, 146 Dascomb is ideally situated in the epicenter of Andover's strong labor pool. Join leading life science companies including Pfizer, Sarepta Labs and several others who already call Andover their "home".

SOUTH PERSPECTIVE



ANDOVER by the numbers

17%

Life Sciences employment growth in the last 5 years

2M SF

of Life Science space within a 2 mile radius

43,000+

people work within a 15 mile radius

45%

Life Sciences inventory growth in the last 5 years

TREMENDOUS

flexibility



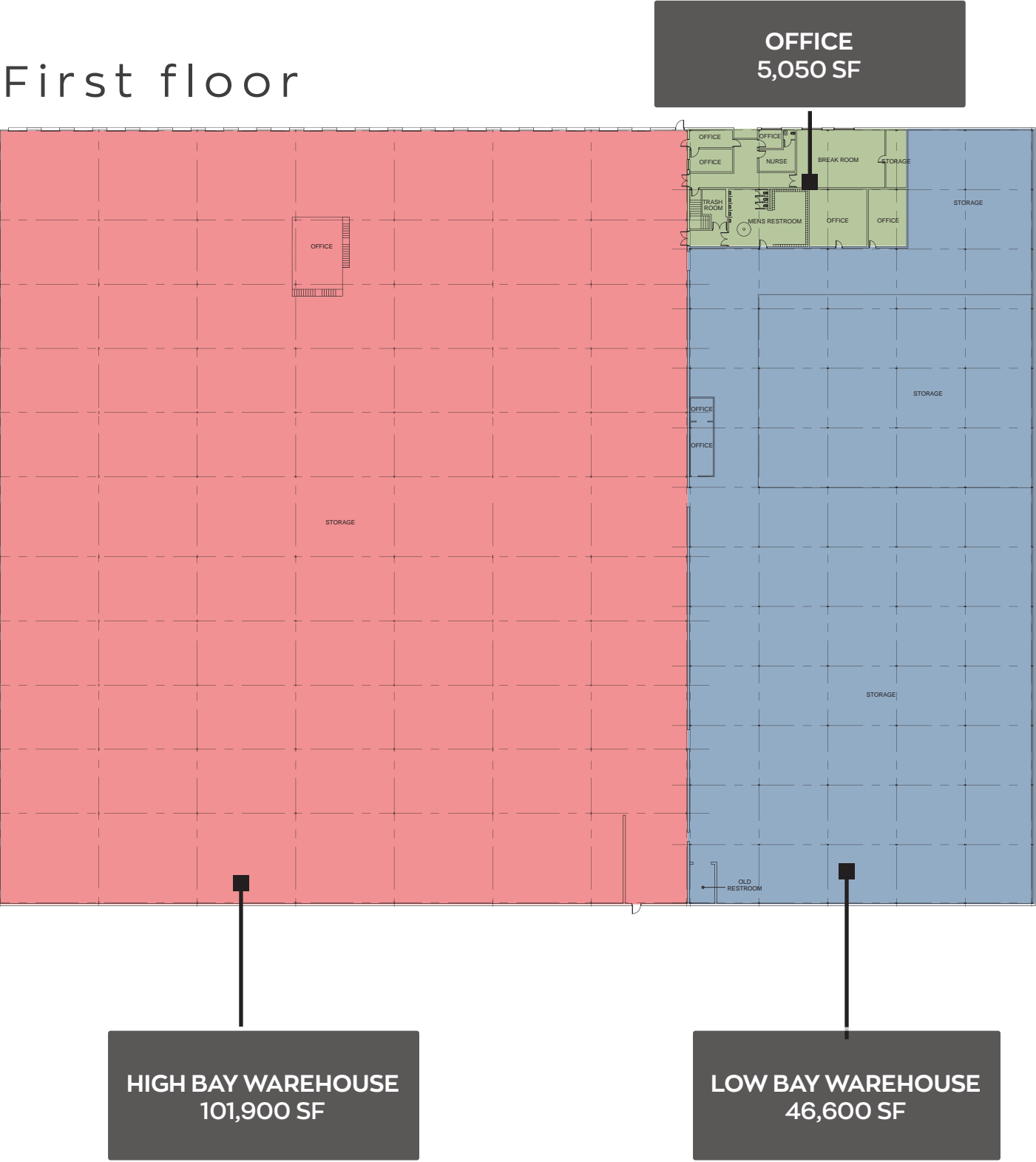
BUILDING SUMMARY

High Bay Warehouse	101,900 +/-
Low Bay Warehouse	46,600 +/-
First Floor Office	5,030 +/-
Second Floor Office	27,750 +/-
Building Total	181,300 SF

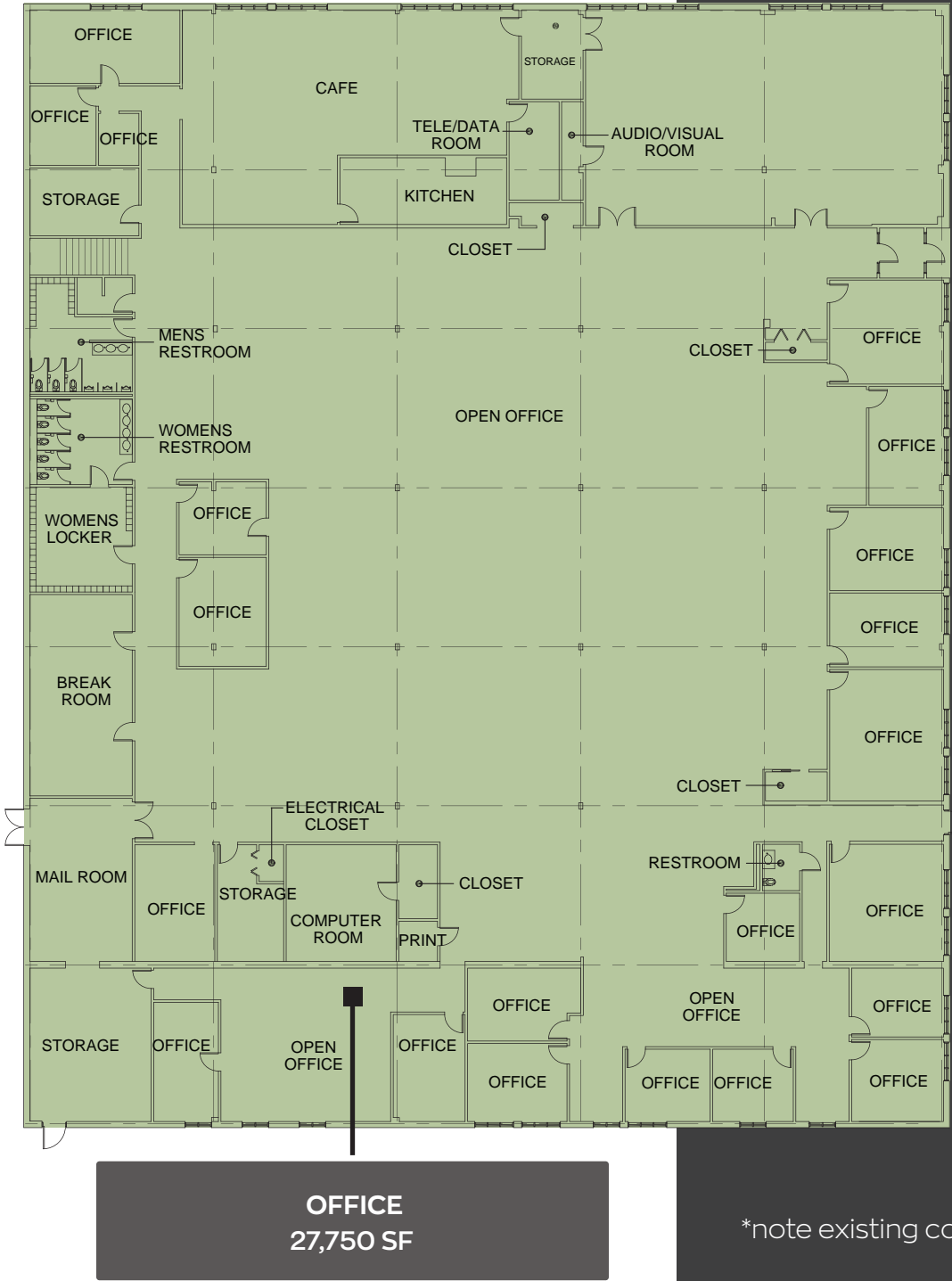
AVAILABILITY

181,300 SF

First floor



Second floor



BUILDING SUMMARY

High Bay Warehouse	101,900 +/-
Low Bay Warehouse	46,600 +/-
First Floor Office	5,030 +/-
Second Floor Office	27,750 +/-
Building Total	181,300 SF

*note existing conditions

146DASCOMB

ANDOVER, MA

FOR MORE INFORMATION,
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 NORTHBRIDGE

