

I46DASCOMB

ANDOVER, MASSACHUSETTS



HIGH POWERED

5,600 AMPS

HIGH-TECH MANUFACTURING

±181,074 RSF AVAILABLE



HIGHLIGHTS



146 Dascomb is a robust, high-tech industrial building situated in Andover, MA. The 181,074 SF space features prominent infrastructure and heavy power, and recently underwent capital improvements including renovations to the interior. The building is also strategically located along I-93 with quick access to I-495, I-95, and the Ballardvale MBTA to North Station.



181,074 RSF Available



5600 AMPS Heavy Power



\$6.5M in Recent Capital Improvements



I-93 and I-495 Direct Access



Expansion Capabilities



Ballardvale MBTA to North Station

BUILDING SPECS

146DASCOMB

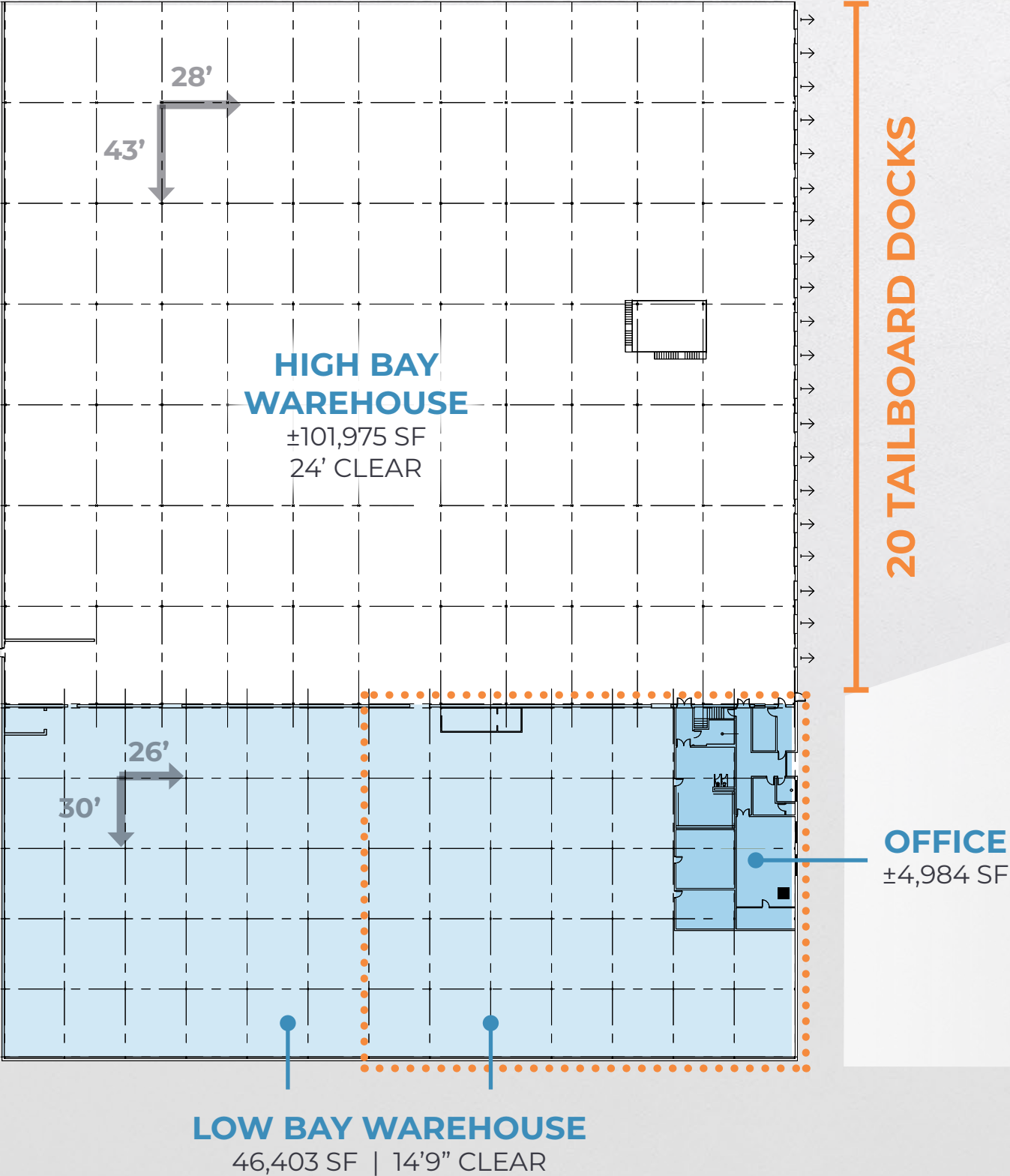
BUILDING SIZE	±181,074 SF
LOT SIZE	±16.2 Acres
BUILDING DIMENSIONS	302' Depth
CLEAR HEIGHT	Up to 24'
LOADING	20 Tailboard Docks
COLUMN SPACING	28' x 43' (typical); 39'4" speed bay
POWER	5600A; 480/277V; 3PH (expandable)
PARKING	±3.0/1,000 SF (expandable)
LIGHTING	LED
SPRINKLER	Wet
HVAC	Office fully air-conditioned
ZONING	Industrial District
UTILITIES	<div><div>• Electric: National Grid</div><div>• Gas: Eversource</div><div>• Water: Town of Andover</div><div>• Sewer: Town of Tewksbury (7,500 GDP Capacity)</div></div>

AVAILABILITIES

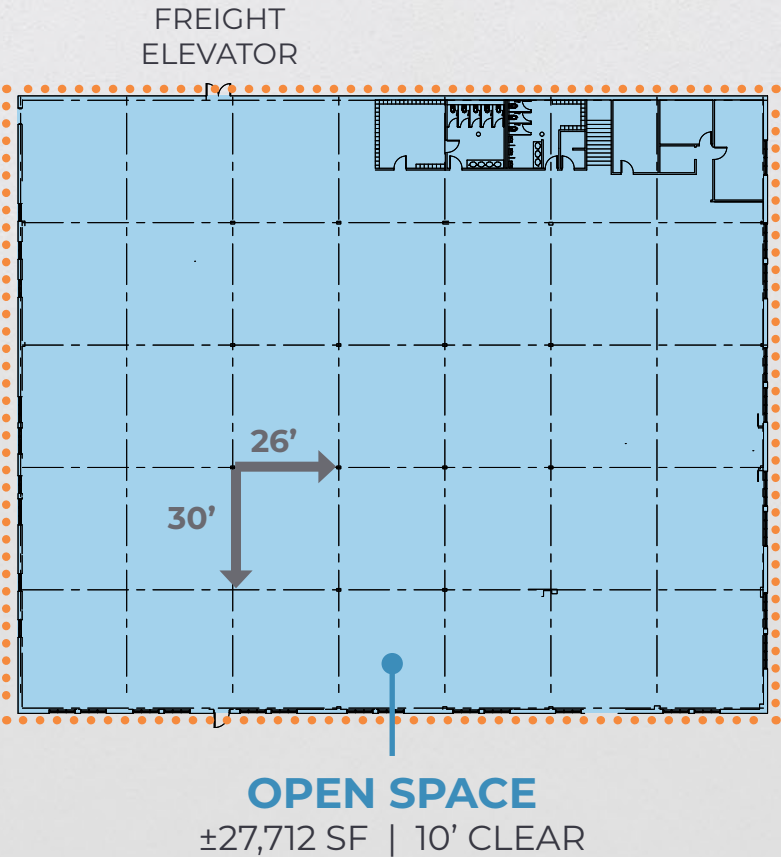
±181,074 TOTAL SF

I46DASCOMB

FIRST FLOOR ± 153,362 SF



SECOND FLOOR ±27,712 SF



BUILDING SUMMARY

HIGH BAY WAREHOUSE
±101,975 SF

LOW BAY WAREHOUSE
±46,403 SF

FIRST FLOOR OFFICE
±4,984 SF

SECOND FLOOR PLATE
±27,712 SF

BUILDING TOTAL
±181,074 SF

EXCELLENT ACCESS

I46DASCOMB

DRIVE TIMES

I-93
1 MINUTES

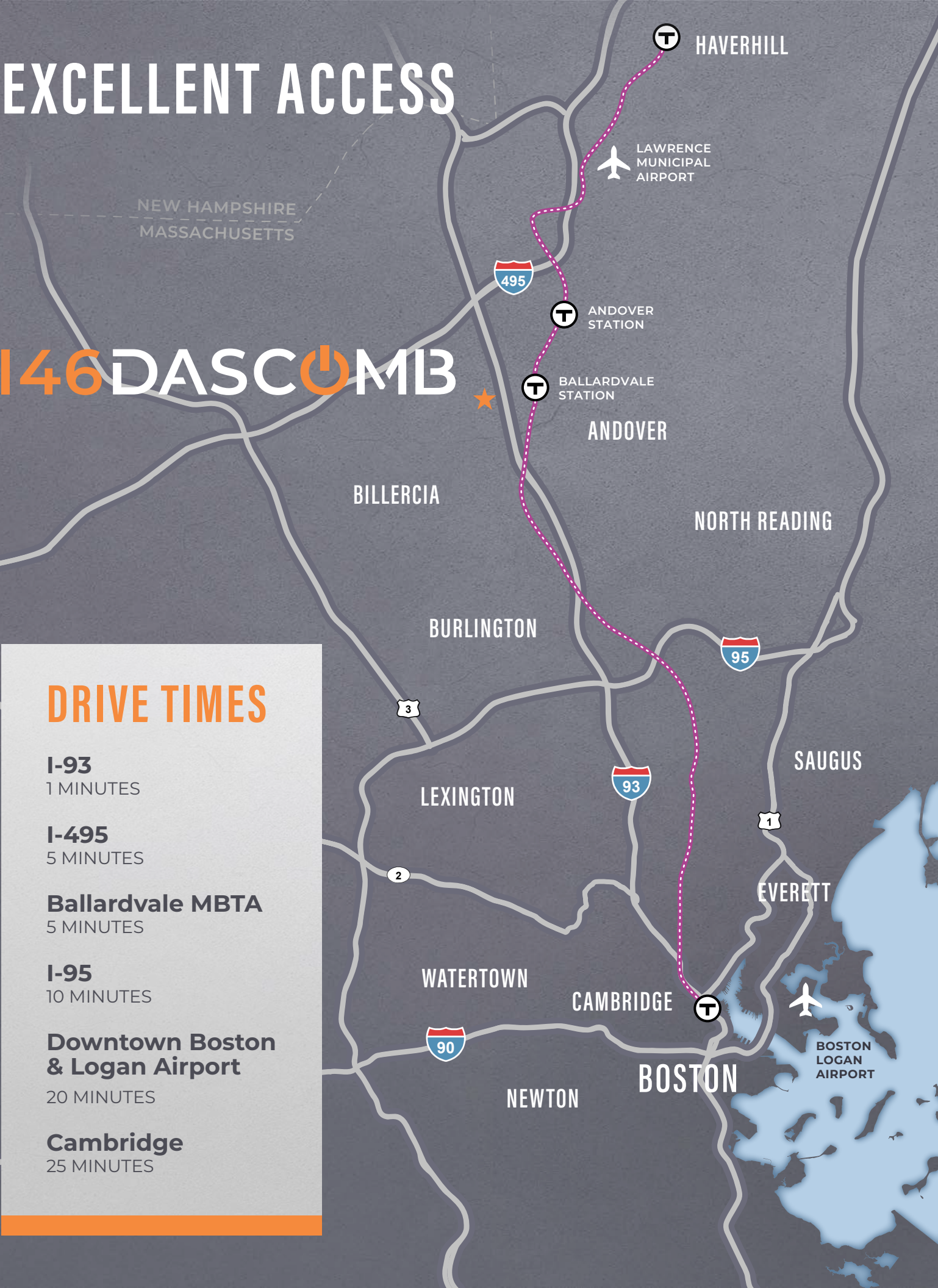
I-495
5 MINUTES

Ballardvale MBTA
5 MINUTES

I-95
10 MINUTES

**Downtown Boston
& Logan Airport**
20 MINUTES

Cambridge
25 MINUTES



CORPORATE NEIGHBORS



Andover, MA is home to many top-tier companies, creating a thriving research & tech hub with opportunities for collaboration and growth. With a significant concentration of world-class education institutions in Boston, tenants also enjoy access to a highly-educated population and strong talent pipeline.

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