

# 49 Orchard Hill Road

North Andover, MA 01845



NORDLUND ASSOCIATES

Commercial Real Estate Advisory Services





As the exclusive agent, Nordlund Associates, Inc. is pleased to present:

# 49 Orchard Hill Road

North Andover, MA

49 Orchard Hill Road is currently owner occupied by AAA Northeast for its regional corporate offices and Fleet operations. The 28,800 SF, 2 story-building was constructed in 1999 and comprises 7,200 SF of Class A office space on Floors 1 and 2, plus 7,200 SF of warehouse space with 21' clear ceiling height, 2 tail board loading docks and 3 drive in loading docks. The building has HVAC distribution throughout, elevator access to Floor 2, a generator, 3-phase electrical (400 amps/480V), and 69 parking spaces.

**Chris Everest**

[ceverest@nordlundassociates.com](mailto:ceverest@nordlundassociates.com)

978-762-0500 x 100

[www.NordlundAssociates.com](http://www.NordlundAssociates.com)

**199 Rosewood Drive, Suite 150  
Danvers, MA 01923  
978-762-0500**

**Kerri Stark**

[kstark@nordlundassociates.com](mailto:kstark@nordlundassociates.com)

978-762-0500 x 102



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# About The Property



## Expansive Squarefootage

- Total building area: 28,800 SF +/-
- Finished Office Space (first floor) 7,200 SF +/-
- Finished Office Space (second floor) 7,200 SF +/-
- Shop/Warehouse/Production/High Bay 14,400 SF +/-

## Features

Year Built:	1999
Land Area:	3.67 Acres
Parking Spaces:	69
Zoning:	Industrial
Loading:	(2) Tailboard Loading Docks 8'x8' (3) Overhead Loading Doors at Grade Level are 14'x12'
Water & Sewer:	Municipal Water, Septic
Electric:	3 Phase - 400 AMPS/480 Volt
Generator	Kohler support full Building operation
Fire Suppression:	Wet Sprinkler and Fire Alarm
Heating:	Full HVAC throughout facility - Natural Gas
RE Taxes:	\$51,297.90/Year (FY 2021)



**For Sale: \$4,325,000**







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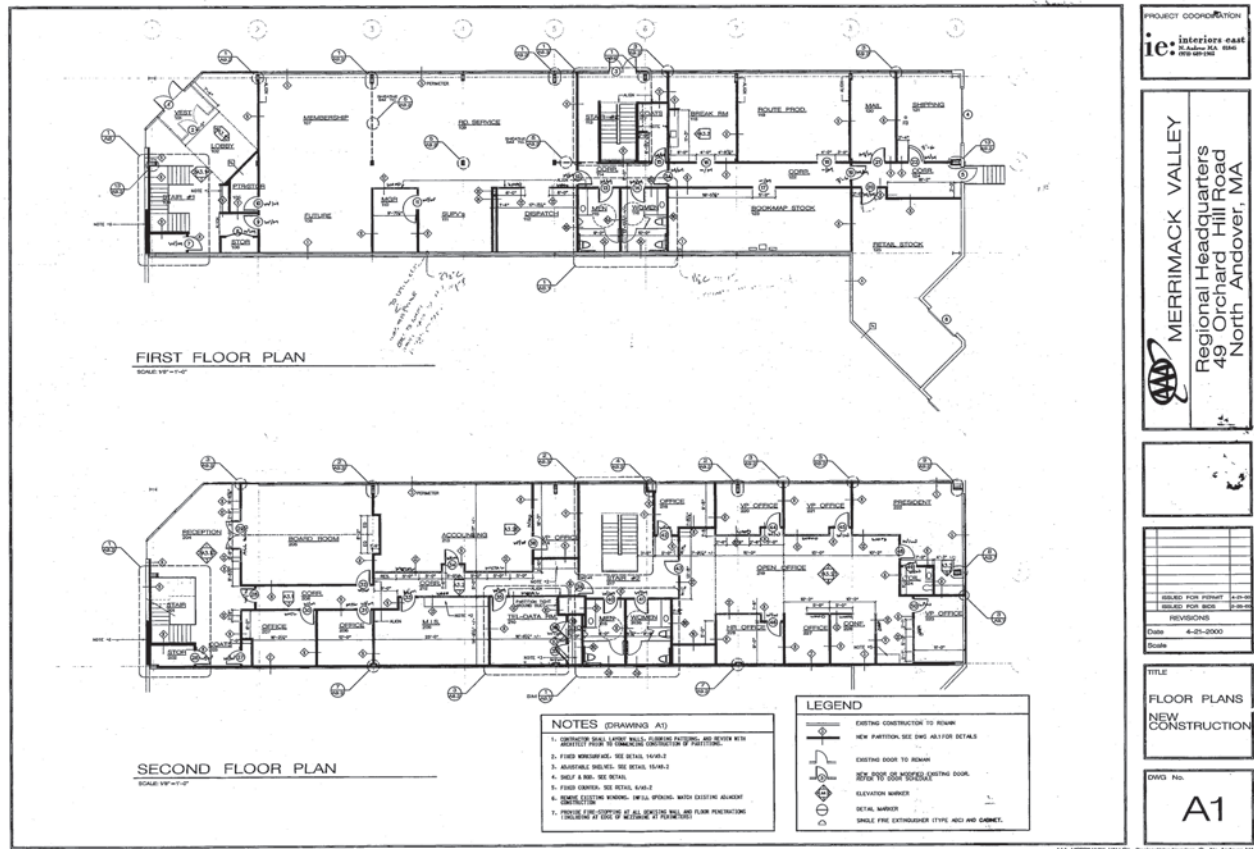
**Kerri Stark**  
kstark@nordlundassociates.com  
978-762-0500 x 102



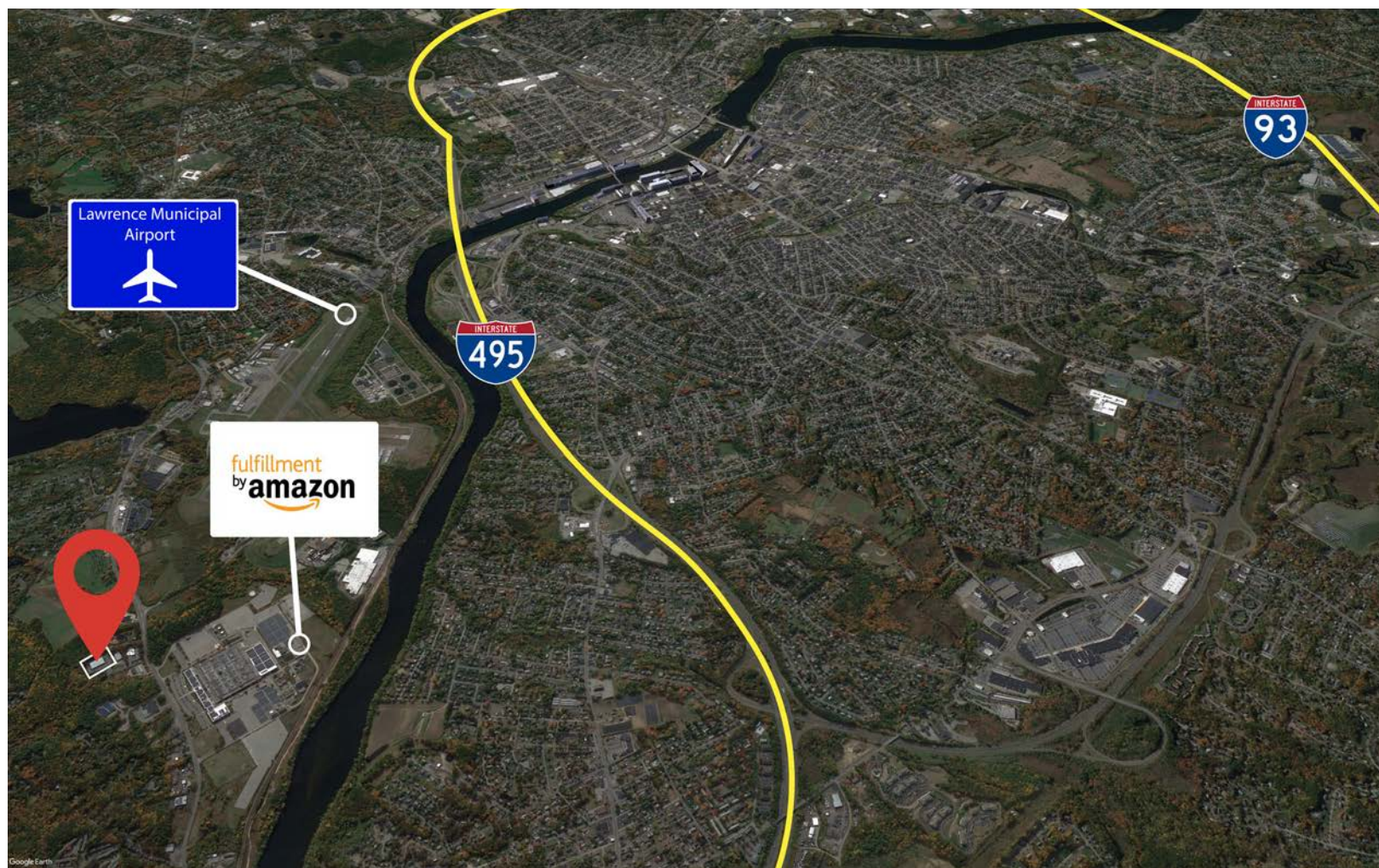




# Floor Plans



# Location



## Key Distances

- Distance to Lawrence Airport - 1.7 Miles
- Distance to 495 - 3 Miles
- Distance to 93 - 10 Miles

## Future of North Andover

- Amazon is redeveloping a portion of the site at 1600 Osgood Street to create a 5-story, 3.6 million-square-foot facility. Distance to 495 - 3 Miles
- Opening 2022

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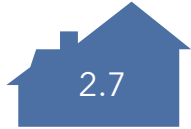


# Location Demographics

## KEY FACTS

1,923

Population



2.7

Average Household Size

46.3

Median Age

\$99,622

Median Household Income

## EDUCATION

5%

No High School Diploma



21%

High School Graduate



21%

Some College



54%

Bachelor's/Grad/Pr of Degree

## BUSINESS



120

Total Businesses



1,462

Total Employees

## EMPLOYMENT



73%

White Collar



14%

Blue Collar



13%

Services

14.9%

Unemployment Rate

## INCOME



\$99,622

Median Household Income



\$58,756

Per Capita Income



\$441,681

Median Net Worth

## Households By Income

The largest group: \$200,000+ (22.8%)

The smallest group: <\$15,000 (1.9%)

Indicator ▲	Value	Diff	
<\$15,000	1.9%	-8.1%	
\$15,000 - \$24,999	6.5%	-0.8%	
\$25,000 - \$34,999	6.8%	+0.1%	
\$35,000 - \$49,999	7.5%	-1.8%	
\$50,000 - \$74,999	15.1%	+0.3%	
\$75,000 - \$99,999	12.5%	+1.5%	
\$100,000 - \$149,999	16%	-0.9%	
\$150,000 - \$199,999	11.2%	+1.2%	
\$200,000+	22.8%	+8.7%	

Bars show deviation from Essex County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2020, 2025.

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