

1 HIGH STREET North Andover, MA

382,761 SF on 16.37+/- Acres
Office | R&D | Housing



Features / Campus Summary

- ±382,761 SF office/R&D building
- Mixed –use opportunities
- 80,000 SF 28-foot clear warehouse space
- Full-service 11,312 SF cafeteria
- Located in Downtown North Andover
- Brick and beam construction

North Andover Mills West is a 382,761 square foot, office and R&D complex. The distinctive red brick buildings, some of which date back to 1860, were fully restored and

updated in 1986 and subsequently expanded in 1993 and renovated in 2005.

1 High Street in North Andover, Massachusetts is conveniently located in downtown North Andover and is minutes from Interstates 495 and 93. Less than 25 miles north of Boston, 1 High Street offering an ideal location for both office and R&D users. Area amenities include dining, banking, health and fitness facilities, hotels and shopping.

The Machine Shop Village area is a single-family residential neighborhood which is within walking distance of shops, restaurants, parks and other amenities. The property is served by the MBTA Commuter Rail at neighboring Lawrence Station (2 miles) and Andover Station (5 miles).

- Total Land Area: ±16.37 acres (±175,547 SF)
- Clear Height: 11'–28'
- Parking Spaces: 1,452 total
- Structured: 634 spaces
- Surface parking: 818 spaces
- Loading docks: 8 tailboard docks
- Sewer/Water: Town of North Andover
- Power: 4000amp/120/480 volts/3 phase/4 wire
- Elevators: Seven hydraulic passenger
Two material handling lifts
- HVAC: State-of-the-art
Computerized management system
- Lighting: Exposed parabolic
fluorescent tubes and high
pressure sodium in the
manufacturing areas
- Life Safety: Wet sprinkler system
throughout

**Zoning: Industrial
Downtown Overlay District
MSV Conservation District**

Building	Floors	Approx. GFA	Comments
5	1-2	57,307 SF	Office and cafeteria
6	3	16,610 SF	Office, main entrance
7	3	54,720 SF	Office, 6-story tower
7A	4	20,659 SF	Office
14	5	108,000 SF	Converse
36	1	45,465 SF	High-bay/Warehouse
37	1	80,000 SF	Manuf. & storage
TOTAL		382,761 SF	

- Downtown zoning is the creation of a specific zoning overlay district for the unique needs of small mixed use commercial areas
- To provide goods, services and housing in a more compact environment;
- To encourage redevelopment;
- To create a vibrant, walkable, pedestrian- and bicycle-friendly environment.

Section 18 Downtown Overlay District

The Downtown Overlay District seeks to preserve and enhance the existing mixed uses of downtown North Andover.

The intent of the Downtown Overlay District is to establish reasonable standards that permit and control mixed residential, commercial, governmental, institutional, and office uses in the Town of North Andover.



