



# 179 OLDE CANAL DRIVE

LOWELL, MA

---

FOR SALE OR LEASE | 14,965 SF INDUSTRIAL WAREHOUSE

- 22' Clear Height
- Located close to Route 3 and I-495 interchange



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

15,000 ~ SF Industrial Warehouse for Sale or Lease

## SPACE AVAILABLE

- +/- 3,000 SF of Office Space
- +/- 12,000 SF of Warehouse Space

## PROPERTY SPECIFICATIONS

Power:	400 amps; 277/480v; 3-phase 4 wire
Loading Dock:	One (1) 8' x 10'
Drive-In Door:	One (1) 10' x 12'
Column Spacing:	40' x 20'
Parking:	Forty (40) Spaces
Clear Height:	22'

## OFFERING SUMMARY

Sale Price:	\$3,100,000
Lease Rate:	\$12.95/SF NNN
Available SF:	15,000 ~ SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	44,522	75,294	159,884
Total Population	117,466	198,510	426,135
Average HH Income	\$86,092	\$95,781	\$117,470



EXTERIOR PHOTOS





# INTERIOR PHOTOS



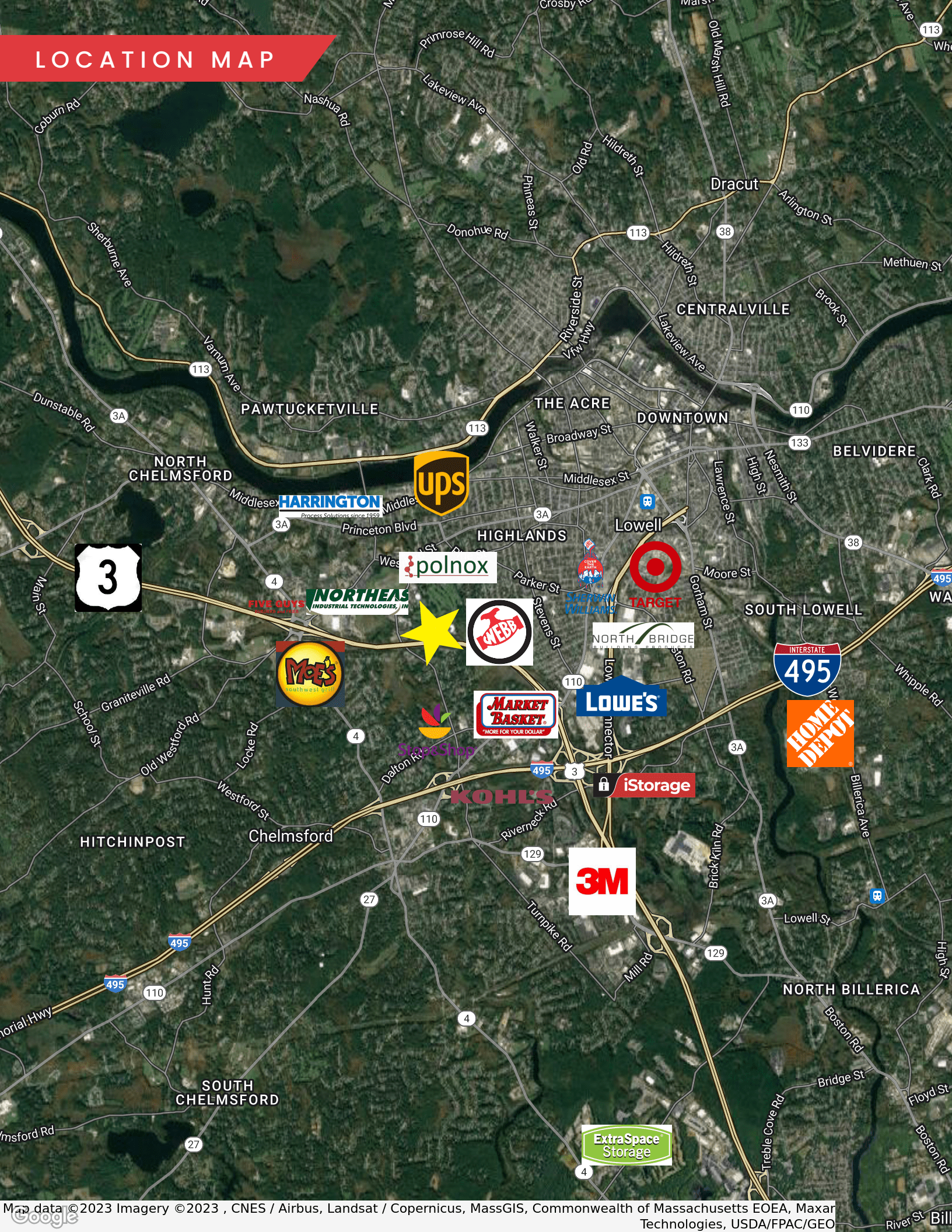


ADDITIONAL PHOTOS





# LOCATION MAP





# 179 OLDE CANAL DRIVE

LOWELL, MA

---

FOR SALE OR LEASE | 14,965 SF INDUSTRIAL WAREHOUSE

**JAMES STUBBLEBINE**

617.592.3388

[james@stubblebinecompany.com](mailto:james@stubblebinecompany.com)

**DAVID STUBBLEBINE**

617.592.3391

[david@stubblebinecompany.com](mailto:david@stubblebinecompany.com)

**CHLOE STUBBLEBINE**

781.879.2543

[chloe@stubblebinecompany.com](mailto:chloe@stubblebinecompany.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL