



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:	\$3,150,000
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



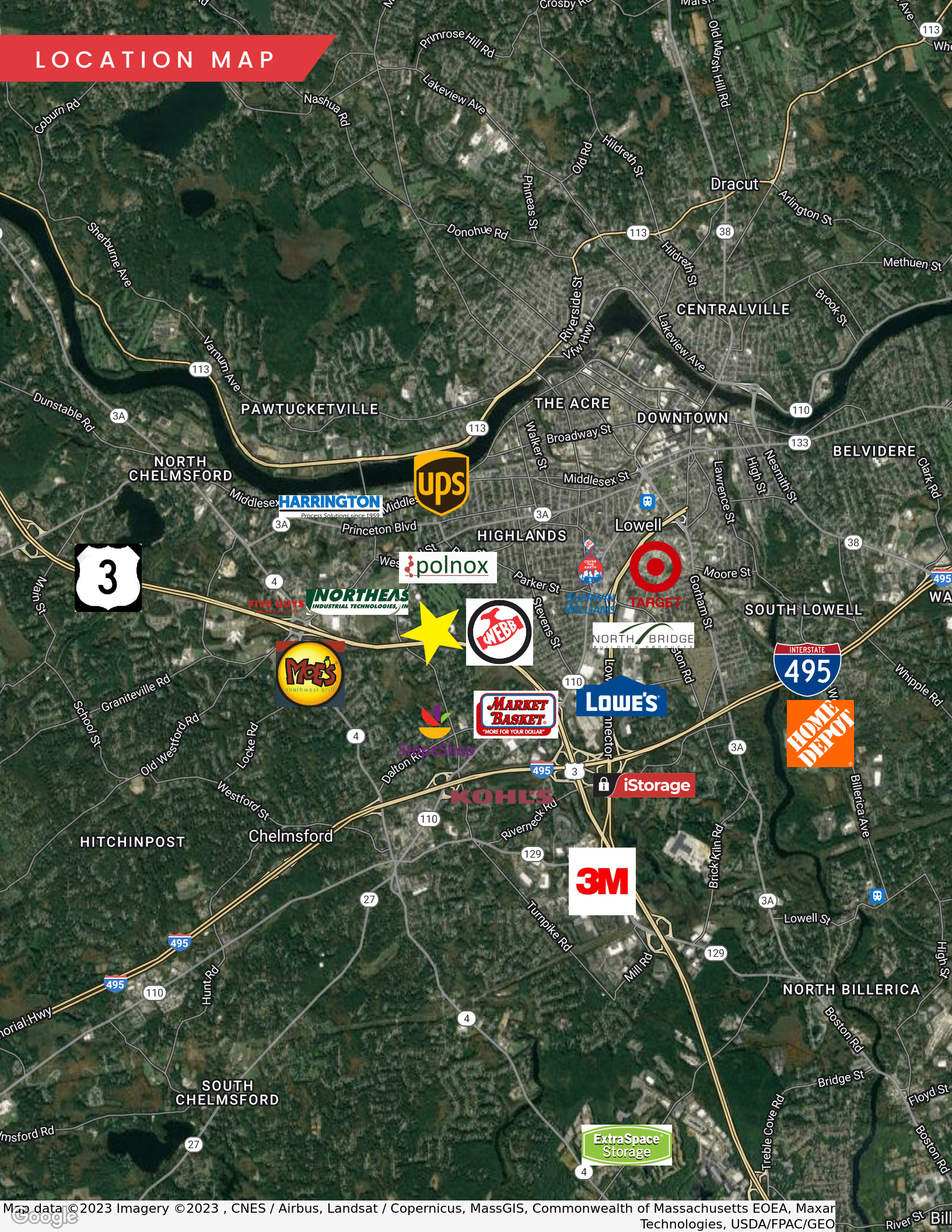
INTERIOR PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



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