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#### 120 STEDMAN ST.

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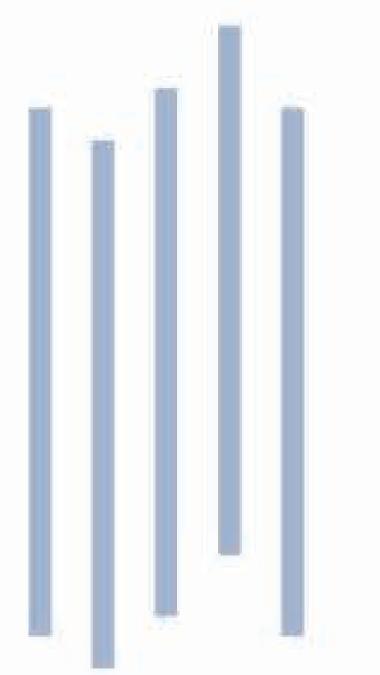
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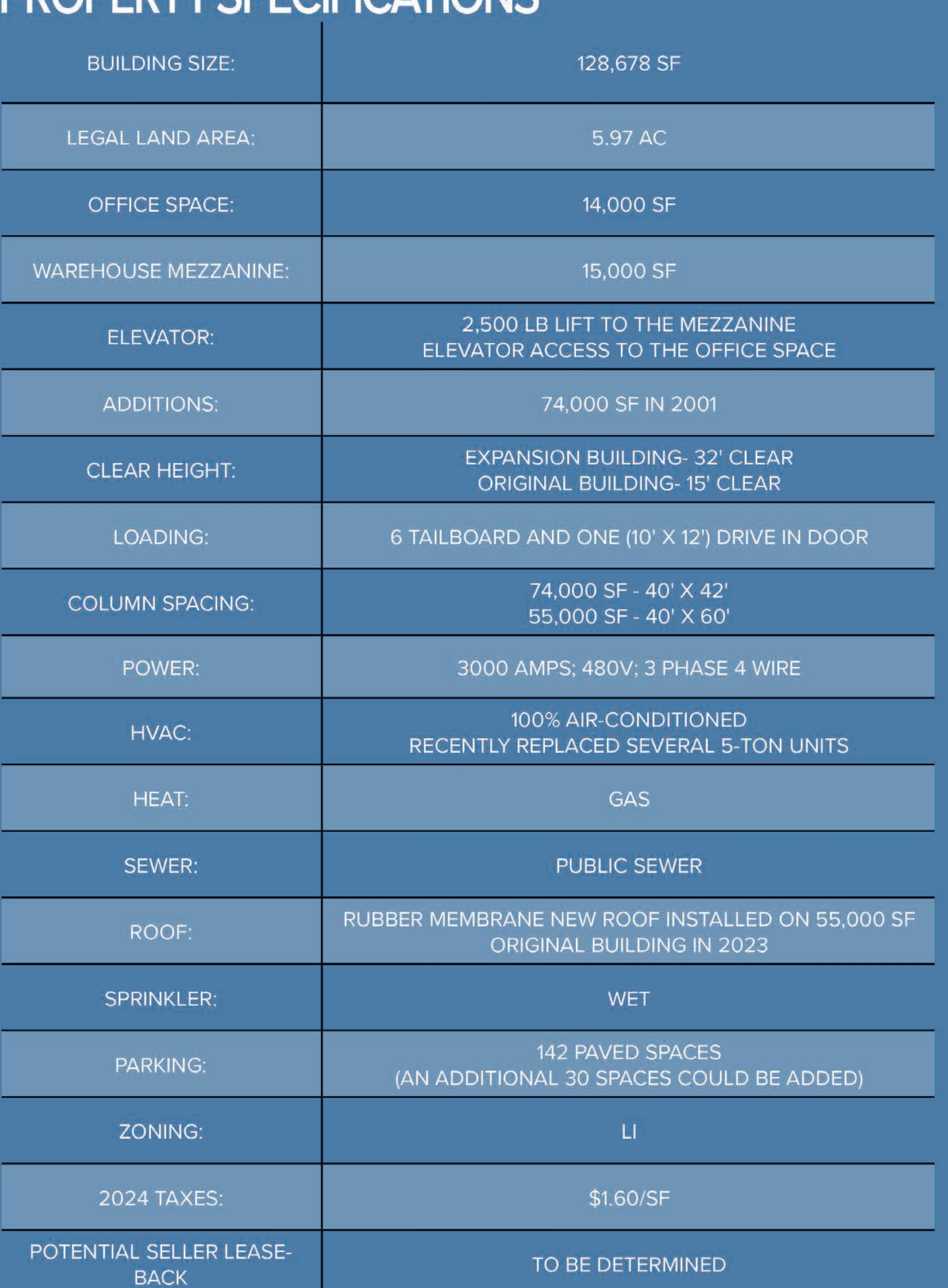








## PROPERTY SPECIFICATIONS





## PROPERTY HIGHLIGHTS

#### Superior Location

- Located 1.4 Miles off Route 3
- 2 Miles to I-495
- 11 Miles to I-93
- 15 Miles to Nashua, NH
- 30 Miles to Boston

#### **Excellent Demographics**

- Population of 432,684 within a 10-mile radius
- \$110,612 average household income within a 5-mile radius
- 6,440 Daytime Employees within a 3-mile radius

#### Property Highlights

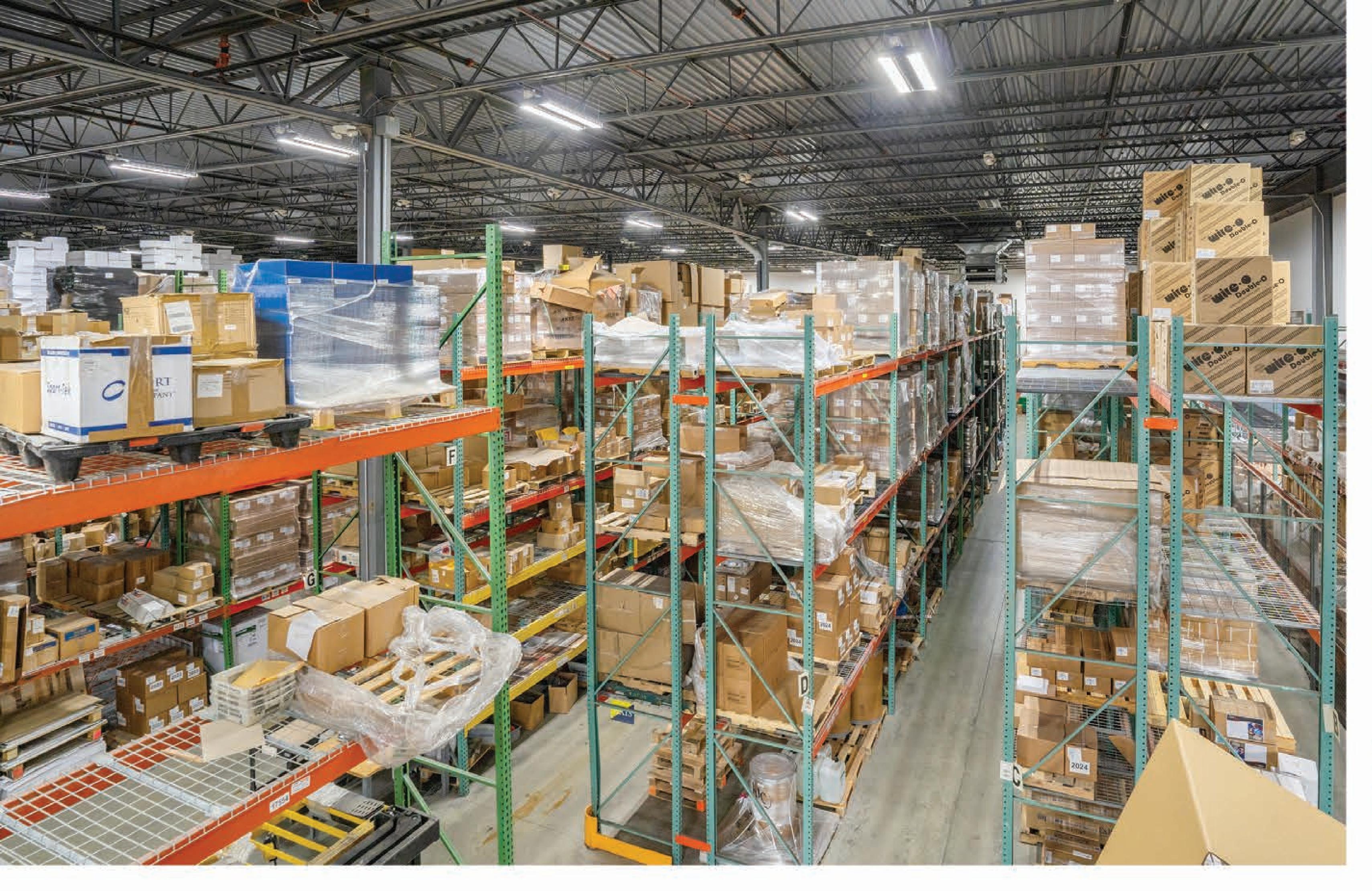
Size: 128,678 SF
Acerage: 5.97 Acres
Ceiling Height: 15'-32'

Loading: 6 Tailboard and

1 Drive-In 100%

Air-Conditioned:

• Power: 3,000 Amps

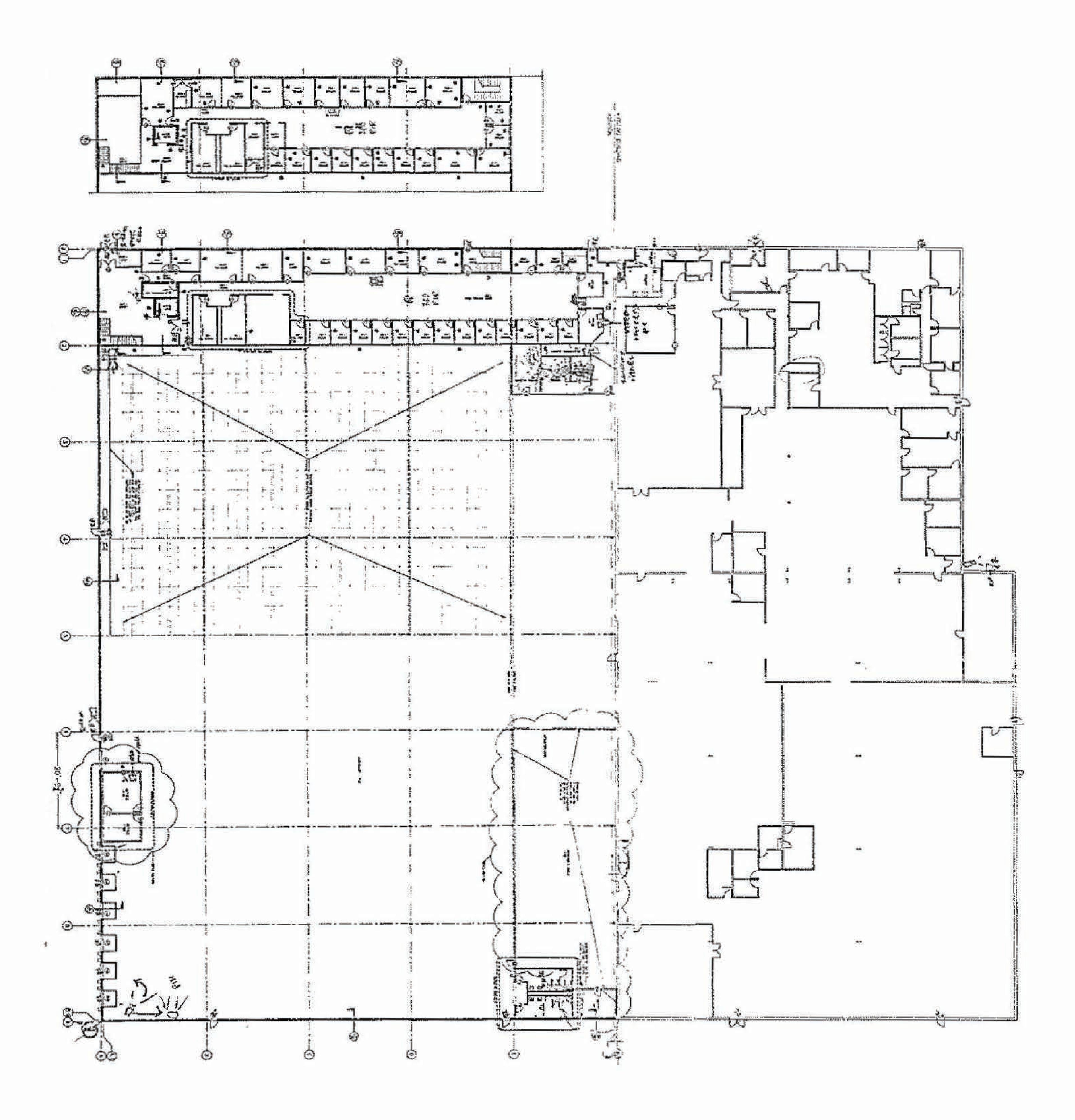






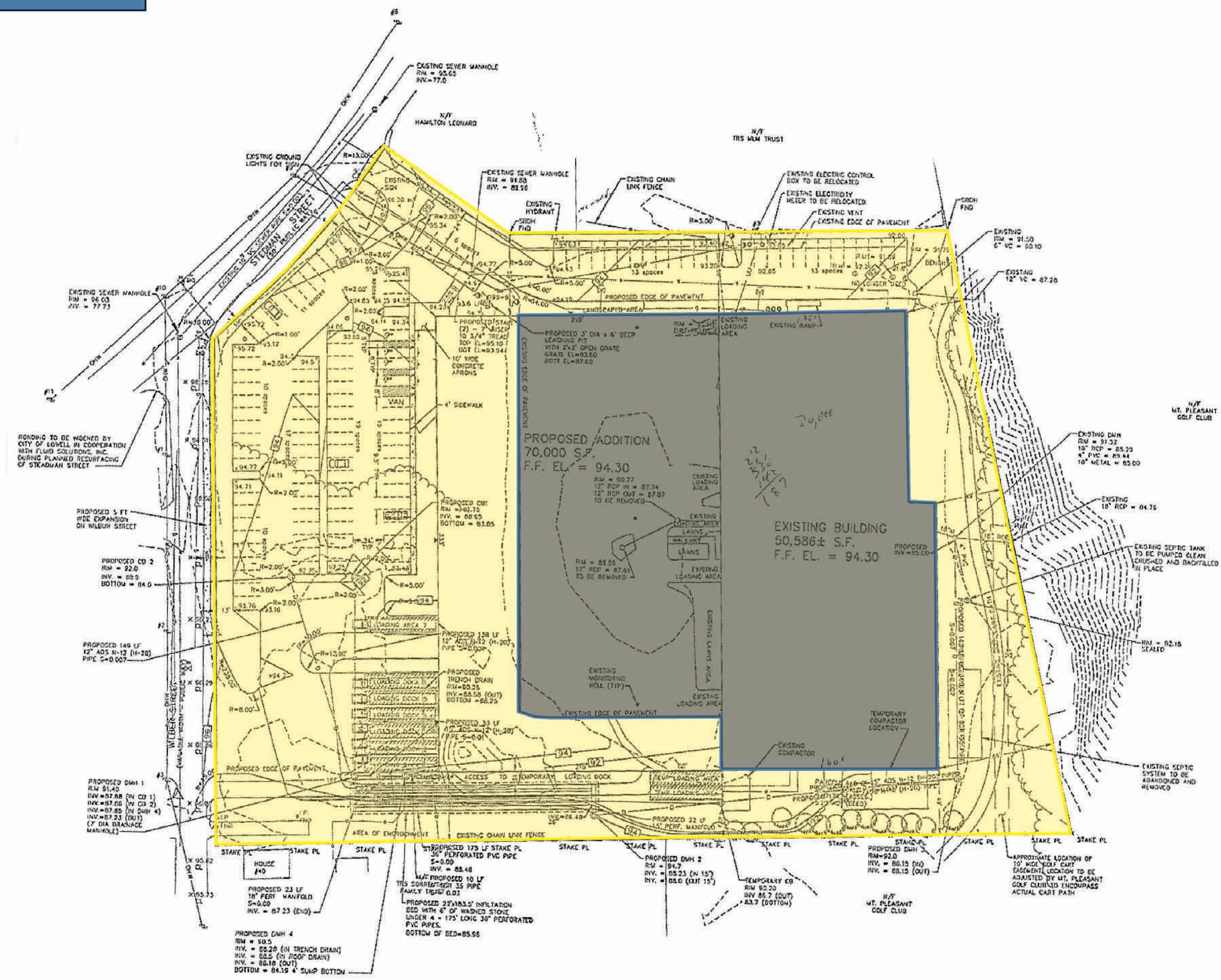


## FLOOR PLAN



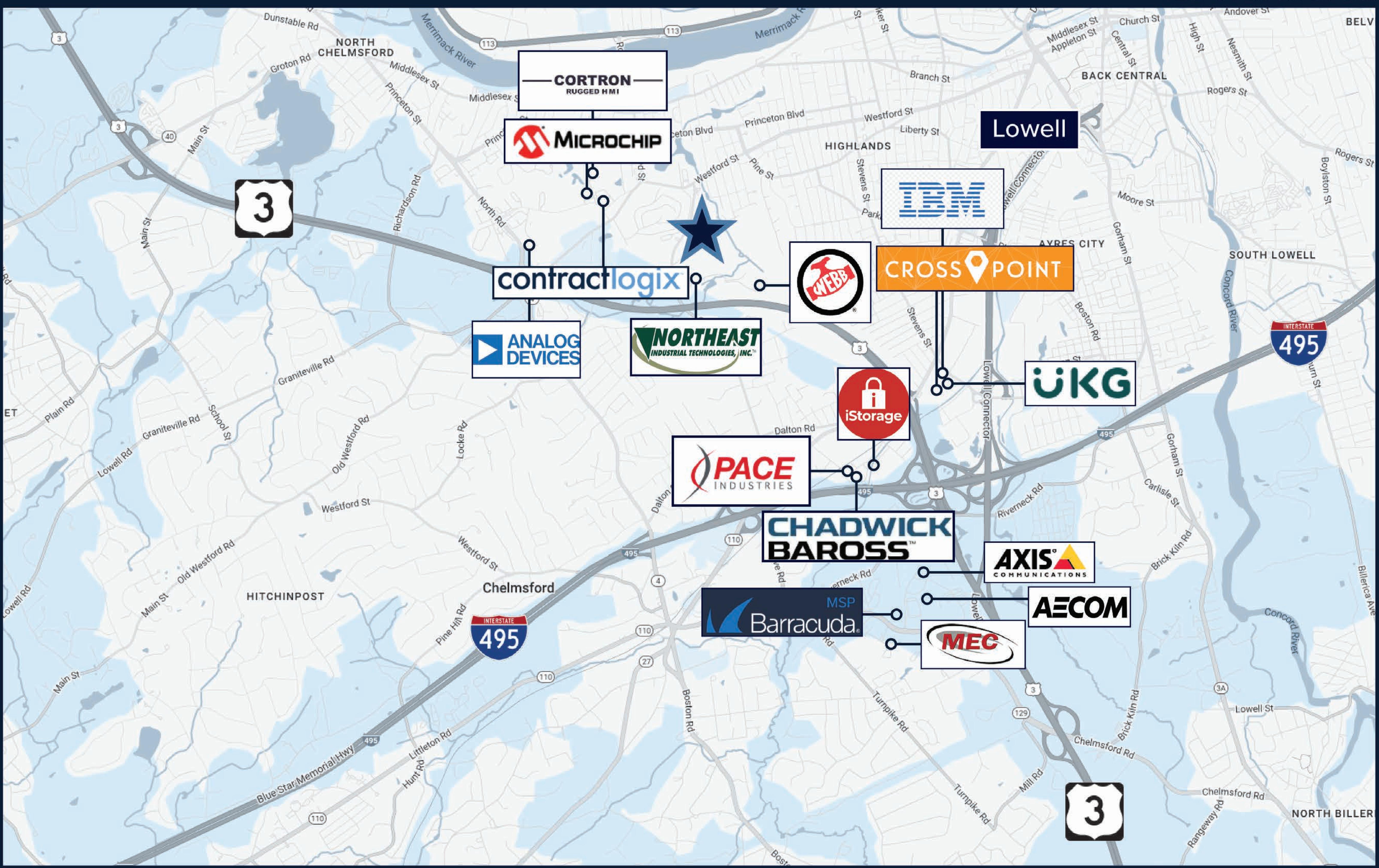
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## ABOUT LOWELL

Lowell, Massachusetts, is a city rich in industrial history and poised for growth, making it an attractive location for manufacturing and warehouse operations. Established as a major center of textile manufacturing in the 19th century, Lowell's industrial legacy is reflected in its well-preserved mill buildings and historical sites. This history has laid a strong foundation for a robust labor market with a skilled workforce experienced in manufacturing and related sectors.

The city's strategic location is another key advantage. Lowell benefits from excellent transportation access, including proximity to major highways like Interstate 495 and the Lowell Connector, facilitating efficient distribution and logistics operations.

In recent years, Lowell has seen growth in its student population, with several institutions contributing to its emergence as a college town. Notable campuses include the University of Massachusetts Lowell, which offers a range of programs and fosters a highly educated talent pool, and Middlesex Community College, which provides vocational training and education tailored to local industry needs.

These factors—historical industrial strength, a strong and adaptable workforce, strategic transportation links, and a growing educational presence—combine to make Lowell a promising location for establishing manufacturing and warehouse facilities.

# GREATER LOWELL INDUSTRIAL MARKET REPORT

EXISTING
BUILDINGS INVENTORY SF VACANCY RATE

438 15.2M 5.7%

AVERAGE MARKET ASKING RENT AVERAGE MARKET SALE PRICE

\$14.30/SF

\$175/SF

2024 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	121,060	204,022	432,684
Average HH Income	\$98,377	\$110,612	\$131,532
Median Home Value	\$391,931	\$428,052	\$484,821
Number of Employees	53,863	81,663	205,141
Number of Businesses	6,440	9,337	19,017

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## 120 STEDMAN ST, LOWELL, MA

FOR SALE

OFFERING MEMORANDUM

