



75 ROGERS ST

LOWELL, MA

FOR SALE OR LEASE | 87,686 SF INDUSTRIAL BUILDING ON 4.67 AC

- 1.7 Miles from Route 495
- 2.9 Miles from Route 3
- 6.4 Miles from Route 93



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

87,686 SF Industrial Building on 4.67 AC for Sale or Lease

PROPERTY HIGHLIGHTS

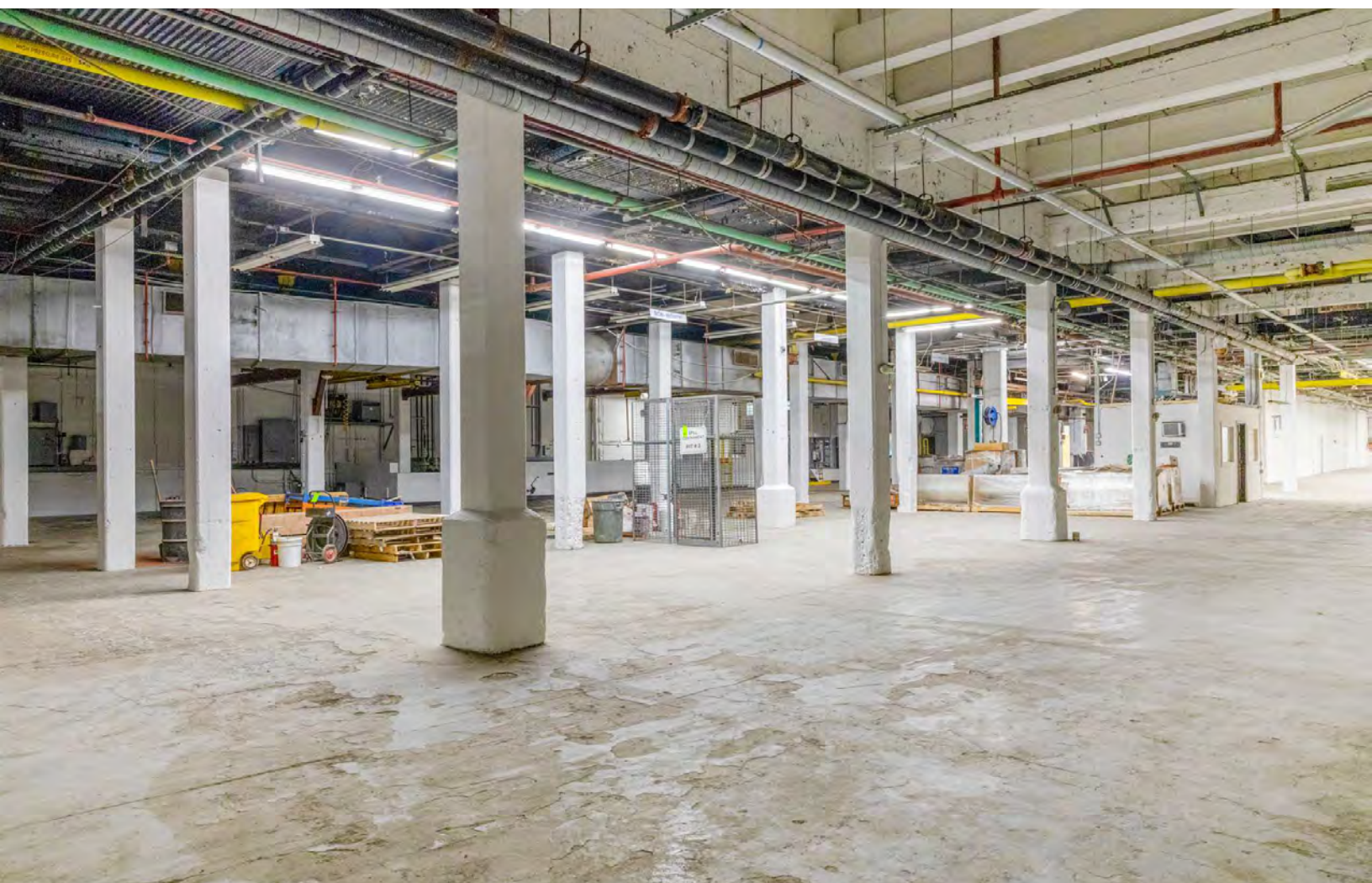
- 3,000 Amps
- Ample loading docks
- Close proximity to highways

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	47,574	73,221	213,989
Total Population	133,099	200,828	595,362
Average HH Income	\$106,224	\$120,936	\$139,597

PROPERTY SPECIFICATIONS

Address:	75 Rogers St., Lowell, MA*
Building Size:	Total Size: 87,686 SF 1st Fl: 63,910 SF 2nd Fl: 23,776 SF Lower Lev: 13,863 SF
Lot Size:	4.67 AC
Ceiling Height:	12' - 14'
Zoning:	LI (Light Industry, Manufacturing, and Storage)
Loading:	Three (3) loading docks
Power:	3,000 Amps, 600 Volts
Sprinkler:	Wet System
Sewer/water:	City
Heat:	Gas
Elevator:	3,200 lb. freight elevator
Lease Rate:	\$8.95 NNN
Sale Price:	\$3,950,000

*ACTUAL ADDRESS TO BE DETERMINED AFTER SUBDIVISION

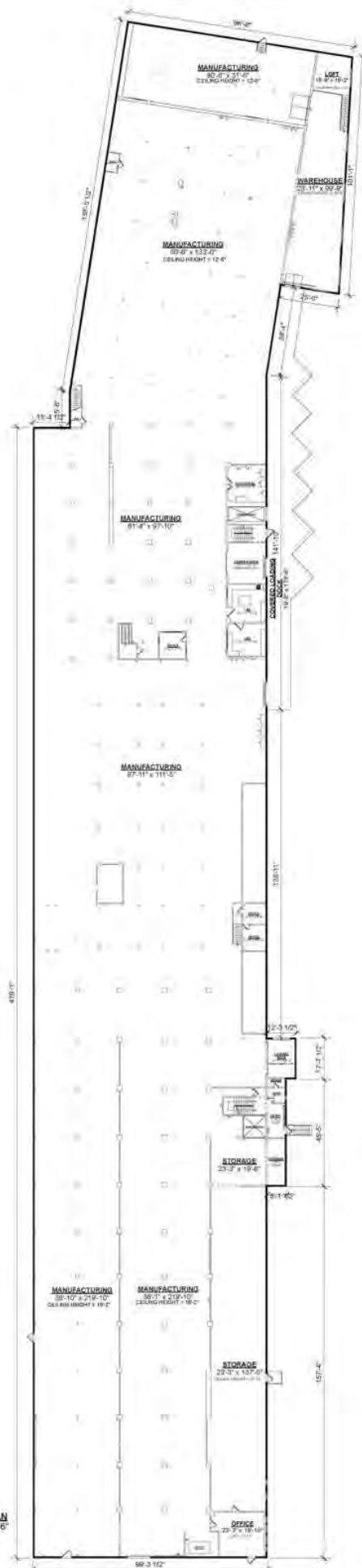




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BASEMENT = 13,863 SF

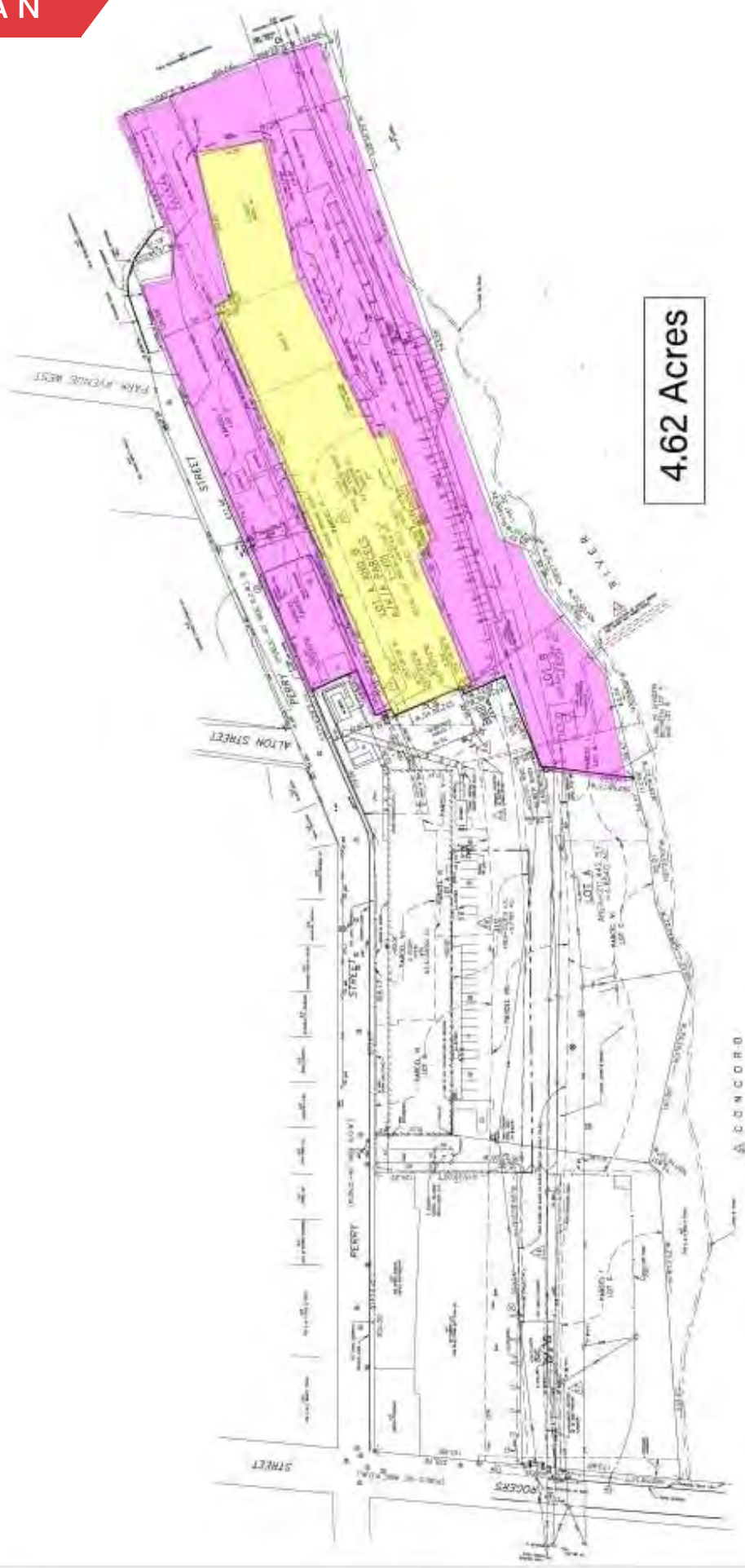
FLOOR PLAN



BUILDING AREA CALCULATIONS
FIRST FLOOR = 63,910 SF
SECOND FLOOR = 23,776 SF
TOTAL GROSS BUILDING AREA = 87,686 SF
BASEMENT = 13,863 SF

FIRST FLOOR PLAN
Ceiling Height = 12'-6"

SITE PLAN



4.62 Acres

Lowell
MINI STORAGE
 Tel. 978-453-8200

ExtraSpace Storage

DISTANCE TO

INTERSTATE 495	1.7 MILES 6 MIN
ROUTE 113	2.9 MILES 12 MIN
ROUTE 3	3.8 MILES 11 MIN

DRACUT



110

LOWELL

STERLING CORPORATION
MARKLEY
ARLIN MFG. CO., INC.
CROSS POINT

iStorage
AvCarb
UKG

75 Rogers St, Lowell, MA



CHELMSFORD

27

3

AXIS COMMUNICATIONS
AECOM
CINTAS
 READY FOR THE WORKDAY

GP GRANITE PLUS
Brooks
ANALOG DEVICES
Public Storage

ups
STS

4

129

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