



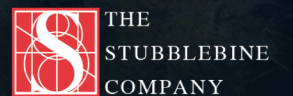
90.1 BOLT STREET

LOWELL, MA

FOR SALE OR LEASE | 60,000 SF INDUSTRIAL BUILDING ON 2.86 AC +/-

- 25,576 SF +/- Space For Lease
- 1.6 Miles to Route 495
- 1.1 Miles to Route 3A (Lowell Connector)
- 1.1 Miles to Route 3A (Lowell Connector)

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

60,000 SF +/- Industrial/Commercial Building on 2.86 AC +/- for Sale or Lease

PROPERTY HIGHLIGHTS

- 25,576 SF +/- Space For Lease
- 1.6 Miles to Route 495
- 1.1 Miles to Route 3A (Lowell Connector)

PROPERTY SPECIFICATIONS

Building Size:	60,000 SF +/-
Space Available:	25,576 SF +/-
Lot Size:	2.86 AC +/-
Stories:	2
Power:	4,000 AMP 480/277 V (3-Phase)
Heat:	Oil
Loading:	Three (3) Loading Docks One (1) Rail Spur
Zoning:	LI (Light Industrial)
Lease Rate:	Market
Sale Price:	Market

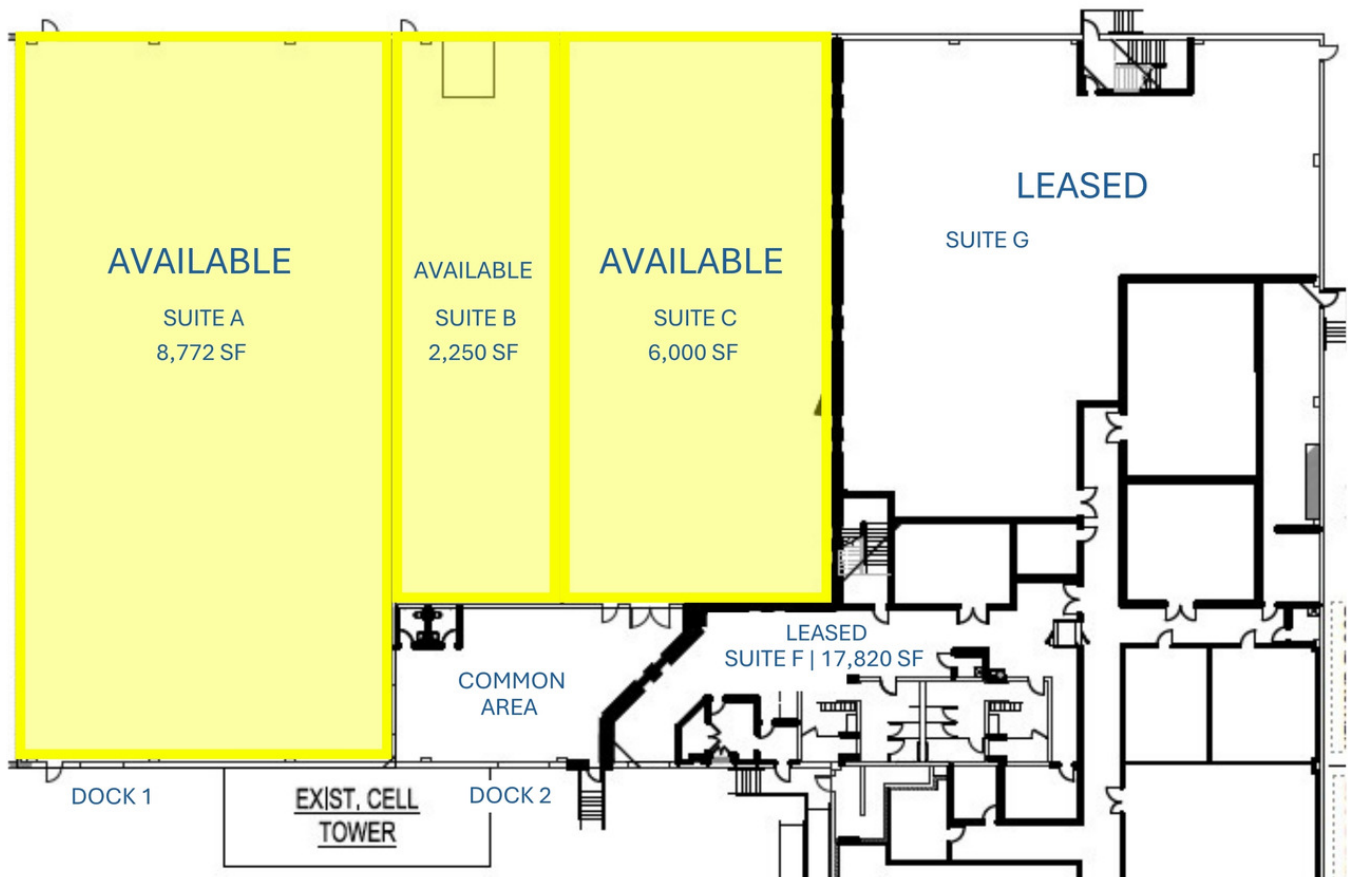
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	47,786	77,507	200,448
Total Population	129,922	208,820	546,409
Average HH Income	\$104,357	\$119,256	\$137,464







92 BOLT STREET (90.1 BOLT STREET) TENANT SUITES | PREPARED JULY 2025

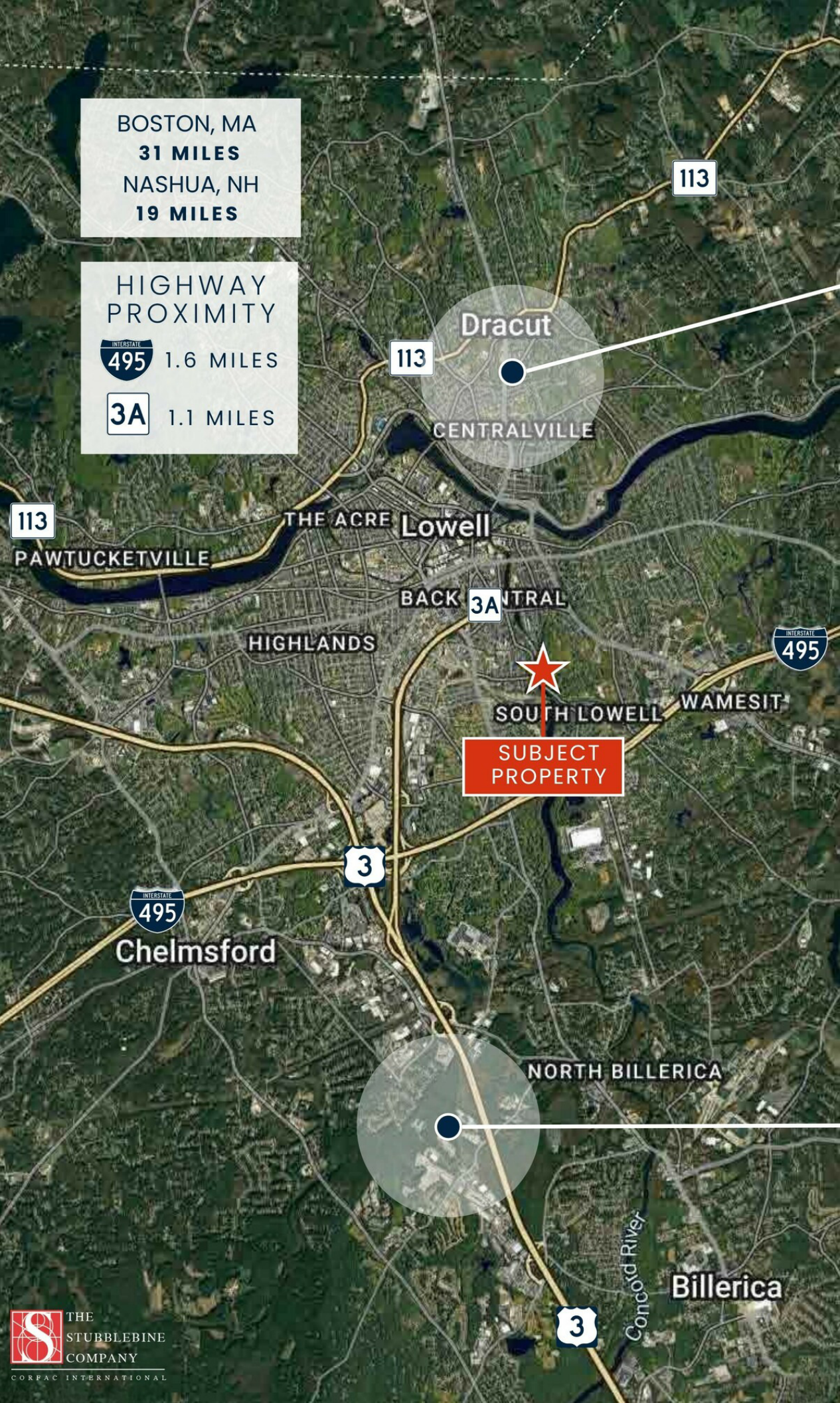


BOSTON, MA
31 MILES
NASHUA, NH
19 MILES

HIGHWAY
PROXIMITY

INTERSTATE
495 1.6 MILES

3A 1.1 MILES



Dakota
MAJILITE
ExtraSpaceStorage.



WILKIE
MAKE EXTRAORDINARY HAPPEN



CUBESMART
self storage



THE MINI
STORAGE CENTER

ThermoFisher
SCIENTIFIC



Accutronics

ANALOG
DEVICES

SUNS



CURTI
CO-ENGINEERING

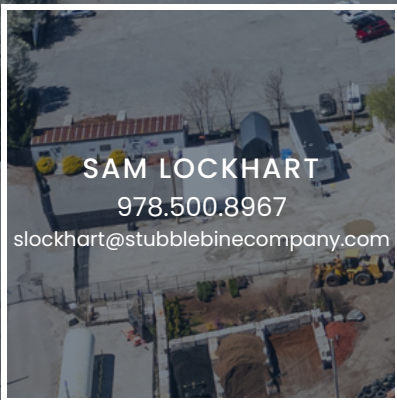
Segue



90.1 BOLT STREET

LOWELL, MA

FOR SALE OR LEASE | 25,576 SF INDUSTRIAL BUILDING ON 2.86 AC



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