

90.1 BOLT STREET

LOWELL, MA

FOR SALE OR LEASE | 28,951 SF INDUSTRIAL/OFFICE SPACE

- 1.6 Miles to Route 495
- 1.1 Miles to Route 3A (Lowell Connector)

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

60,000 SF +/- Industrial/Commercial Building on 2.86 AC +/- for Sale. 28,951 SF +/- Space for Lease

PROPERTY HIGHLIGHTS

- 1.6 Miles to Route 495
- 1.1 Miles to Route 3A (Lowell Connector)

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

PROPERTY SPECIFICATIONS

Building Size:	60,000 SF +/-
Space Available:	28,951 SF +/-
Lot Size:	2.86 AC +/-
Stories:	2
Power:	4,000 AMP 480/277 V (3-Phase)
Heat:	Oil
Loading:	3 Loading Docks 1 Rail Spur
Zoning:	LI (Light Industrial)
Lease Rate:	Market
Sale Price:	Market

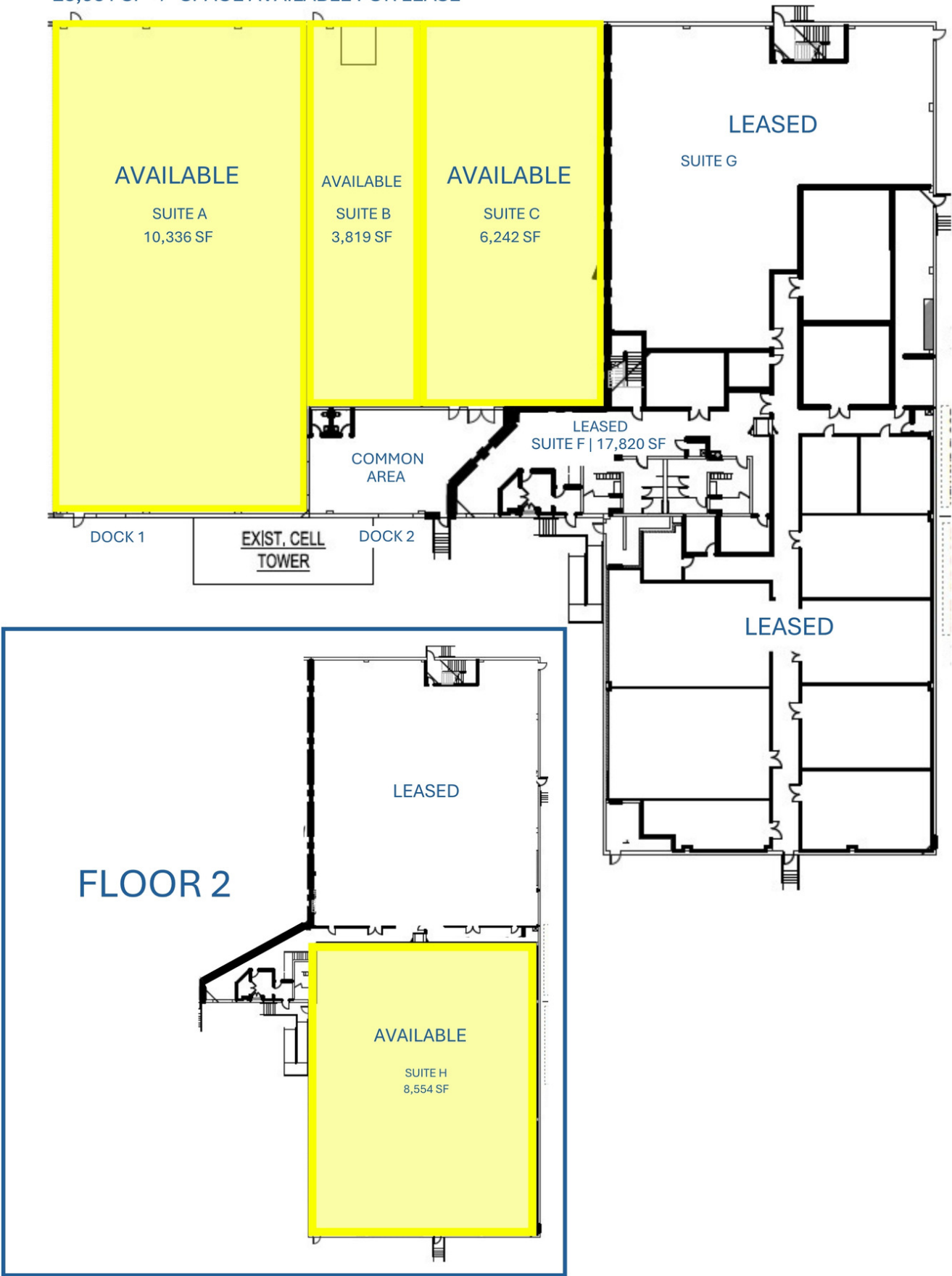






FLOOR PLAN

92 BOLT STREET (90.1 BOLT STREET) TENANT SUITES
28,951 SF +/- SPACE AVAILABLE FOR LEASE

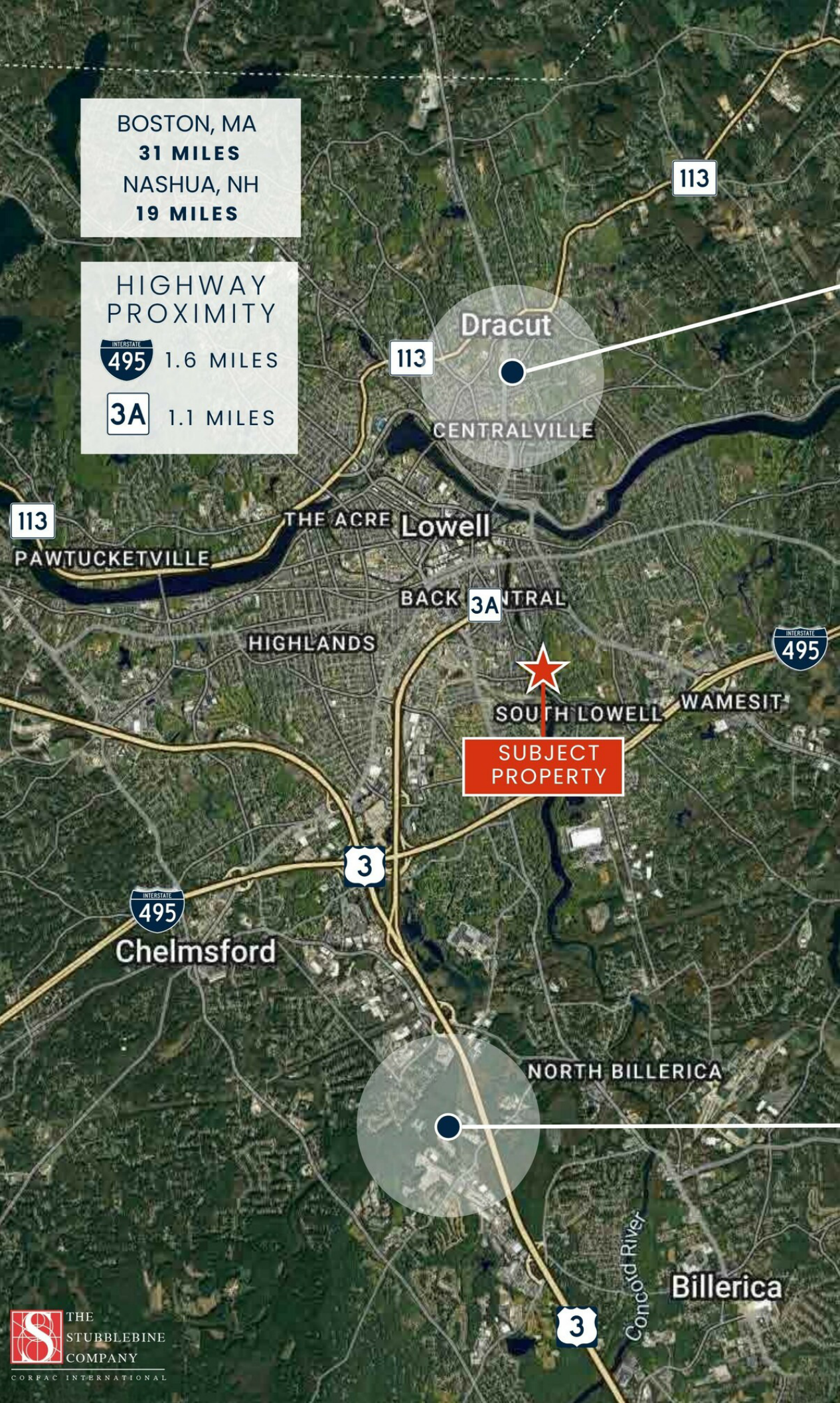


BOSTON, MA
31 MILES
NASHUA, NH
19 MILES

HIGHWAY PROXIMITY

 1.6 MILES

 1.1 MILES



 **Dakota**
MAJILITE
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WILKIE
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Accutronics



SUNS



Segue



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