

# 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

CORFAC 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<br>480/277 V<br>(3-Phase) |
| Heat: | Oil |
| Loading: | 3 Loading Docks<br>1 Rail Spur |
| Zoning: | LI (Light Industrial) |
| Lease Rate: | Market |
| Sale Price: | Market |











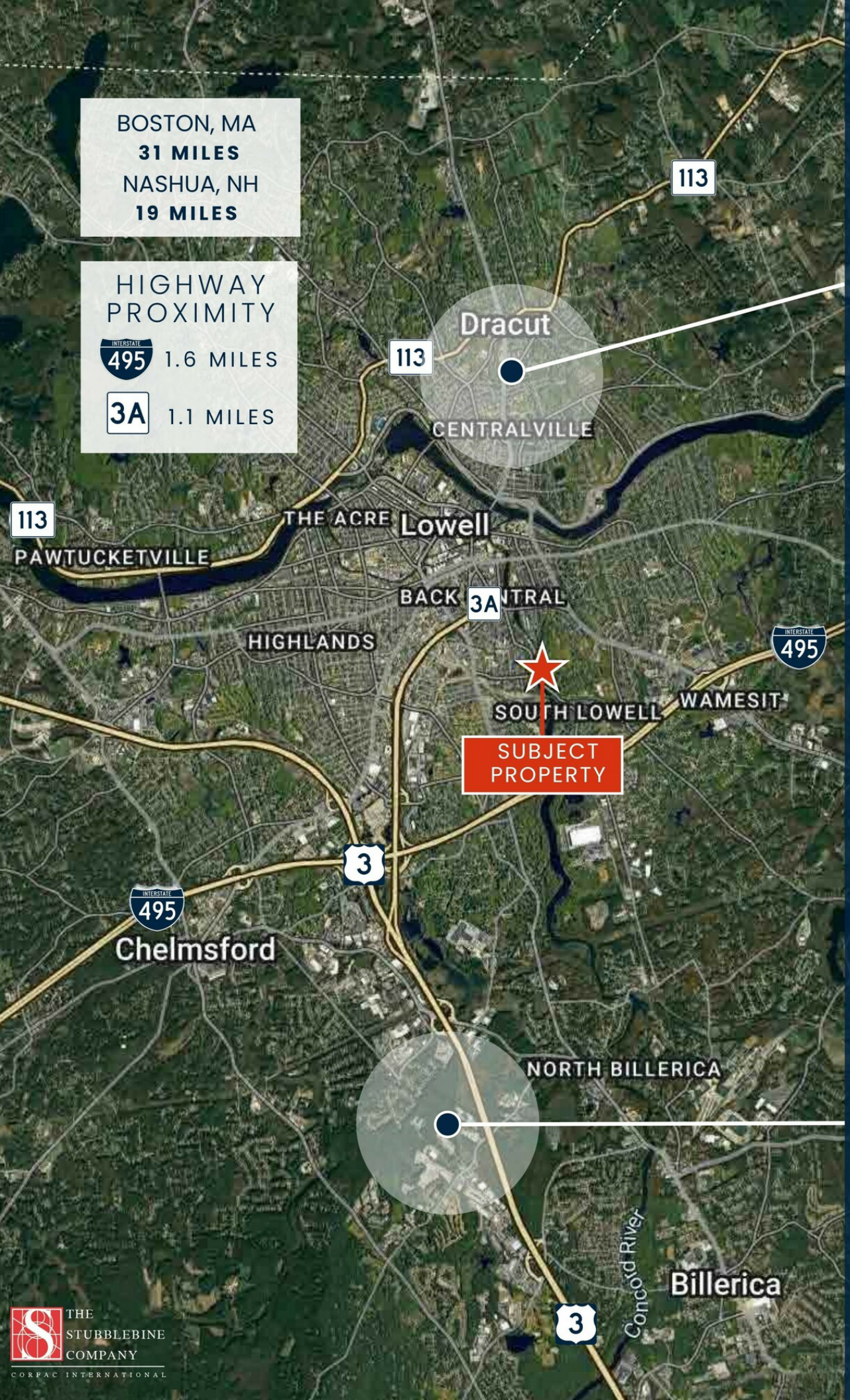

110
MARKLEY
3A
Lowell Connector
greenergroup
INTERSTATE
495

# 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
495 1.6 MILES
3A 1.1 MILES
Dracut
113
CENTRALVILLE
THE ACRE
Lowell
PAWTUCKETVILLE
BACK
3A
NTRAL
HIGHLANDS
495
SOUTH LOWELL
WAMESIT
SUBJECT PROPERTY
3
495
Chelmsford
NORTH BILLERICA
Concord River
Billerica
3
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL
WASIK
Dakota
MAJILITE
ExtraSpaceStorage
PRIMO BRANDS
Bradford
WILKIE
MAKE EXTRAORDINARY HAPPEN
Graphic Packaging INTERNATIONAL
AMERICRAFT CARTON, INC.
CUBESMART self storage
AvCarb
STERLING CORPORATION
THE MINI STORAGE CENTER
ThermoFisher SCIENTIFIC
THE HOME DEPOT
ups
Accutronics
ANALOG DEVICES
SUNS
WVA ENGINEERING
cab we identify more
SMTC MANUFACTURING INNOVATORS
Interstate Electrical Services 60 Years
CURTI CO-ENGINEERING
Segue
TevTech Materials Processing Solutions

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