

AVAILABLE FOR LEASE

1703 Middlesex Street

Lowell, Massachusetts

20,000-40,800 SF Manufacturing/Warehouse



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PROPERTY OVERVIEW

Klemmer Associates is pleased to announce the availability of a 40,800 SF building for sale or for lease in the pro-business city of Lowell, MA. The property is part of an economic target zone which may provide a TIF incentive for qualifying businesses. Could be a perfect building for an indoor athletic facility such as soccer, baseball, gymnastics and many more with a special permit.

The property is minutes from Route 3, as well as I-495, with great access to southern New Hampshire. The building has significant power with 20' clear ceiling height.



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For additional information or to sign up for our online service

781.729.5000 or www.klemmerassoc.com

SPECIFICATIONS

Building Size:	40,800 SF total
Available for Lease:	20,000-40,800 SF
Land Area:	3.53 acres
Year Built:	1983
Utilities:	Electric: National Grid Gas: Bay State Gas
Power:	2000 amps; 480 volts
Lighting:	Fluorescent
Clear Height:	20' clear
Column Spacing:	32' x 40'
Loading:	Four (4) tailboard docks
Sprinkler:	Wet throughout

Zoning:	SMU (suburban mixed use)
Water/Sewer:	Municipal



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