



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

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)

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

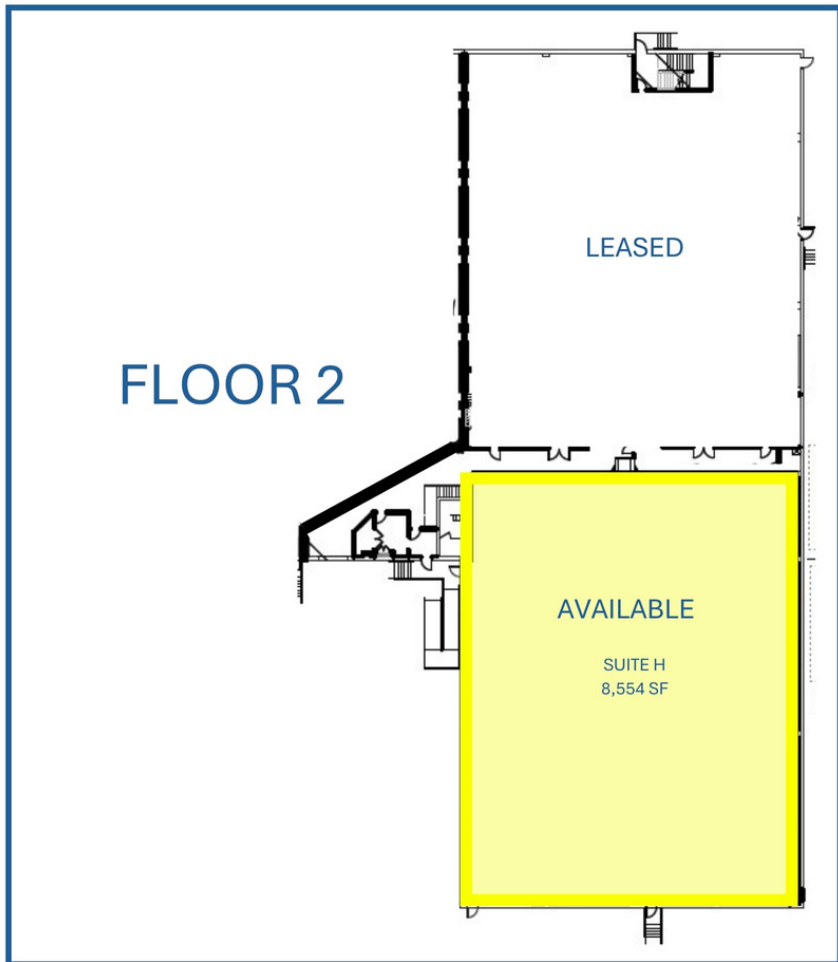
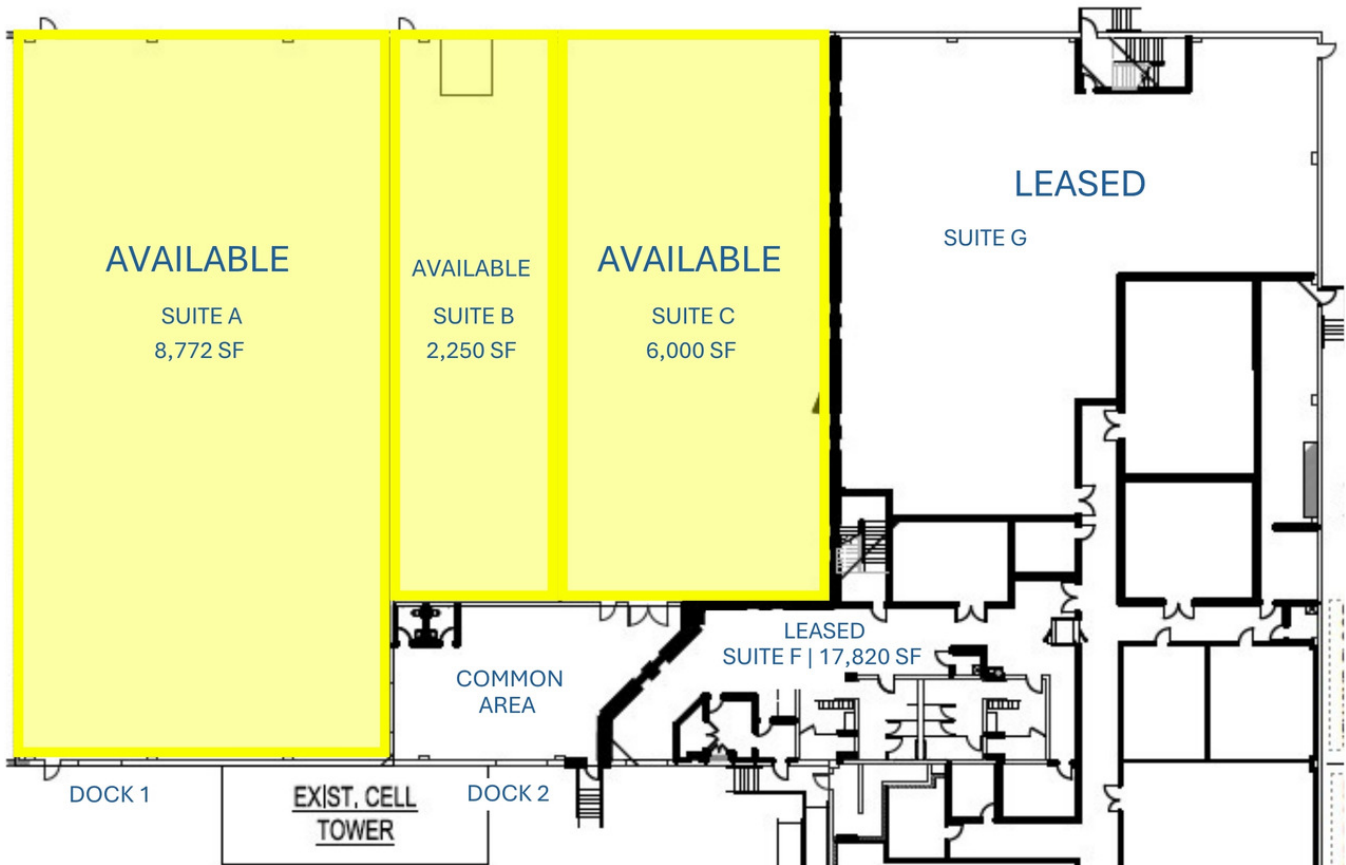
Building Size:	60,000 SF +/-
Space Available:	25,576 SF +/-
Lot Size:	2.86 AC +/-
Stories:	2
Power:	4,000 AMP 480/277 V (3-Phase)
Heat:	Oil
Loading:	Three (3) Loading Docks One (1) Rail Spur
Zoning:	LI (Light Industrial)
Lease Rate:	Market
Sale Price:	Market







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

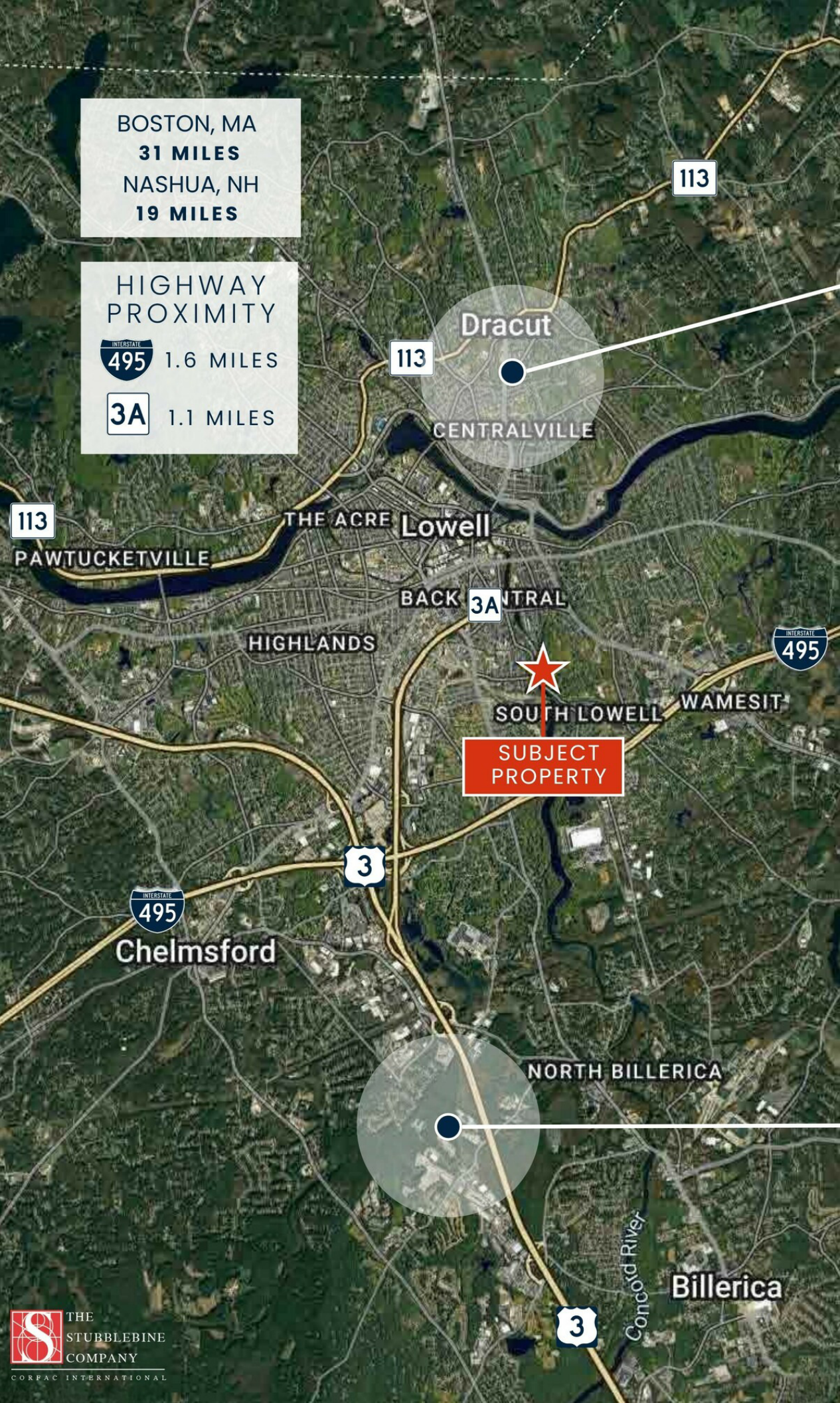


BOSTON, MA
31 MILES
NASHUA, NH
19 MILES

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

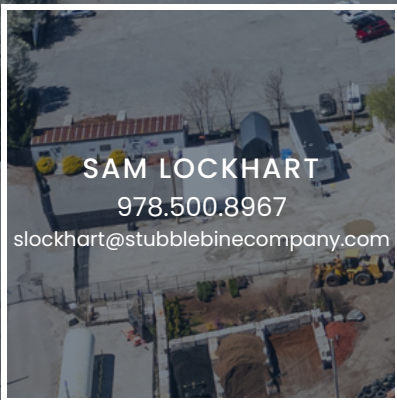
Segue



90.1 BOLT STREET

LOWELL, MA

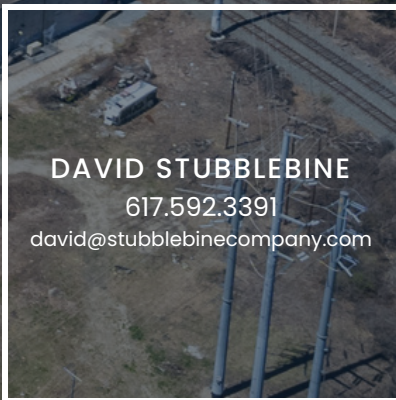
FOR SALE OR LEASE | 25,576 SF INDUSTRIAL BUILDING ON 2.86 AC



SAM LOCKHART
978.500.8967
slockhart@stubblebinecompany.com



JAMES STUBBLEBINE
617.592.3388
james@stubblebinecompany.com



DAVID STUBBLEBINE
617.592.3391
david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



CORFAC INTERNATIONAL