

Standalone Flex Industrial Building Available For Sublease

Term Through April 2028

160 Stedman Street
Lowell, Massachusetts

±26,962 SF Available Across Two Floors



Property Description

CBRE is pleased to present 160 Stedman Street, in Lowell, a standalone ±26,962 SF flex/warehouse building available for sublease. The available space features approximately 5,000 SF of move-in ready office build-out, complemented by two loading docks to support a variety of industrial and distribution uses. The property also benefits from ample on-site parking and offers tenants the opportunity to operate within a well-established industrial ecosystem. The sublease term extends through April 2028, providing flexibility for occupiers.

This standalone flex industrial building offers an exceptional location with immediate access to major transportation corridors, situated just 0.2 miles from Route 3, 2.2 miles from I-495, and approximately 30 miles from downtown Boston, making it an ideal solution for companies seeking both operational efficiency and connectivity.

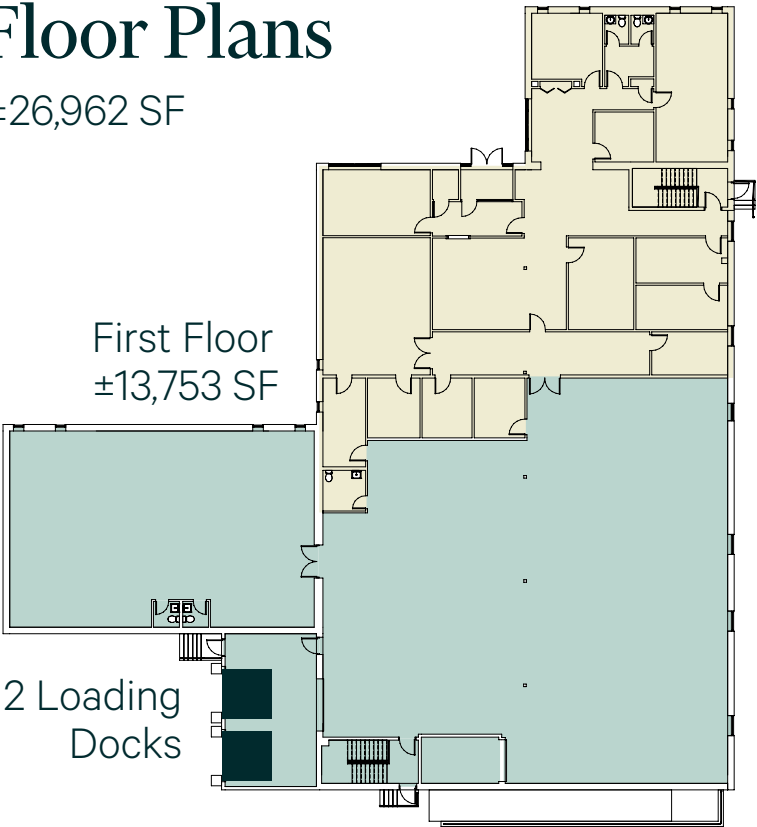


Building Specifications

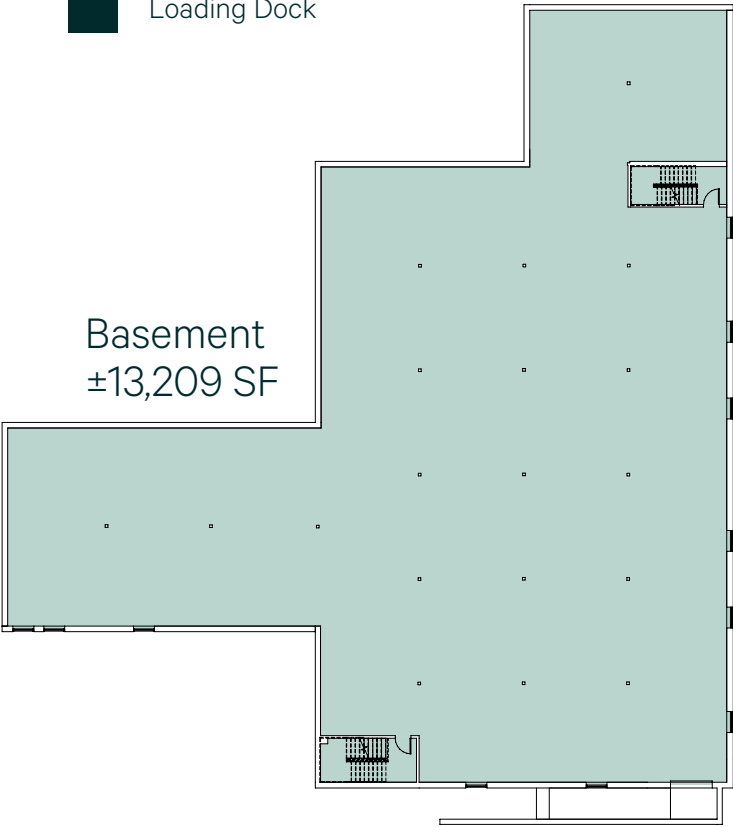
Building SF	±26,962 SF	Clear Height	Basement: 9’11” First Floor: Office: 10’2” - 11’9” Warehouse: 15’10”
Available SF	±26,962 SF	Loading	Two (2) Loading Docks
Warehouse	±21,962 SF Basement: ±13,209 SF First Floor: ±8,753 SF	Parking	±1.92 / 1,000 SF (50 Auto Spaces)
Office	±5,000 SF (First Floor)	Zoning	IP
Date Available	Immediately	Utilities	
Term	Through April 2028	Electric	National Grid
Land Area	±1.25 Acres	Gas	National Grid
Power	220 Amps	Water	Municipal
Year Built	1984		

Floor Plans

±26,962 SF



- Office: ±5,000 SF
- Warehouse: ±21,962 SF
- Basement: ±13,209 SF
- First Floor: ±8,753 SF
- Loading Dock



**2
Loading Docks**



**Ample
Parking**



**Standalone
Opportunity**



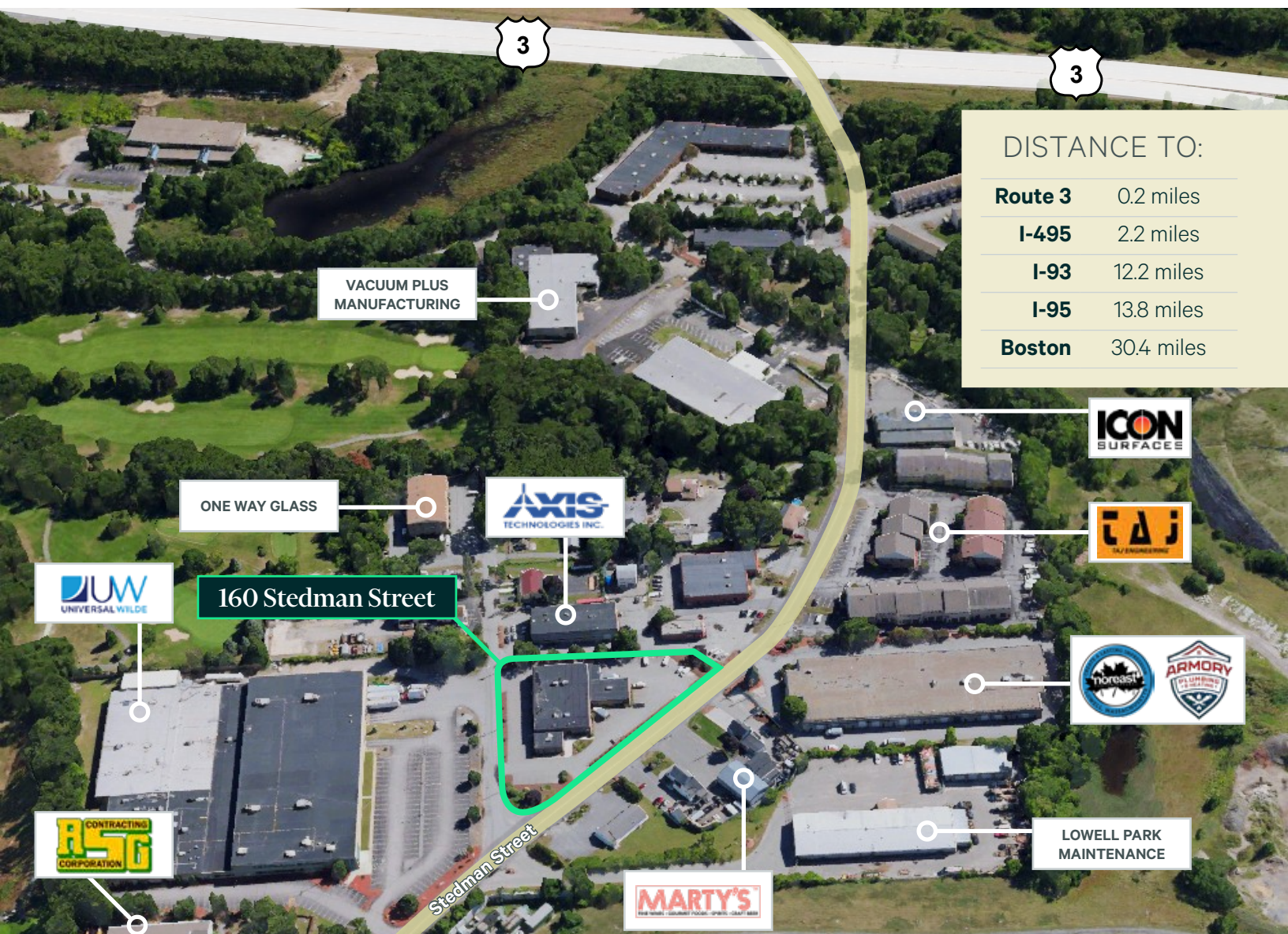
**5,000 SF
of Office**



Flex/Warehouse Building Available
160 Stedman Street | Lowell, Massachusetts

For Sublease

Corporate Neighbors



Contact Us

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