

77

PHOENIX AVE *LOWELL, MA*



COMMERCIAL
O'BRIEN
PROPERTIES, INC

30,000 SF For Lease

77 PHOENIX AVE

LOWELL, MA



PROPERTY DESCRIPTION

77 Phoenix Avenue offers a prime leasing opportunity for industrial and manufacturing users, featuring a ±30,000 SF warehouse facility currently under construction and slated for completion in early Summer 2026. Zoned Light Industrial (LI), the property is designed to accommodate a range of warehouse, distribution, and light manufacturing uses. Its flexible layout and strategic location, right off of I-495 makes the property well-suited for a variety of operational and logistical needs in a strong and growing industrial market.

OFFERING SUMMARY

Number of Units:	Four (4)
Available SF:	30,000 SF
Lot Size:	8.32 Acres

PROPERTY HIGHLIGHTS

- Under construction
- Zoned Light Industrial (LI)
- Clear Height: 33'
- Column spacing: 53'
- Power: 1200 Amps/480v
- Loading docks: One (1)
- Drive-in doors- Four (4)
- Door Height: 14 feet
- Restrooms: Private
- 1,250 SF office
- Fire Suppression: Wet System
- Drainage: Water/Oil Separator
- Roof: Steel
- Construction: Steel Frame

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