

SUBLEASE OPPORTUNITY - 70 INDUSTRIAL AVENUE EAST | LOWELL, MA



PROPERTY DESCRIPTION

Available Immediately - Approximately 5,330 RSF of flex/storage space with a dedicated grade level loading dock on the ground floor of the building. The space is predominantly wide open and lends itself to a variety of business uses.

PROPERTY HIGHLIGHTS

- Sublease Available Through 4/30/2028
- Direct Lease Potentially Available
- Warehouse/Storage Space with Grade Level Loading Dock
- Strong Local Ownership
- Convenient Location Located Directly Off the Lowell Connector
- Close to Routes 3 and 495

MARCI ALVARADO

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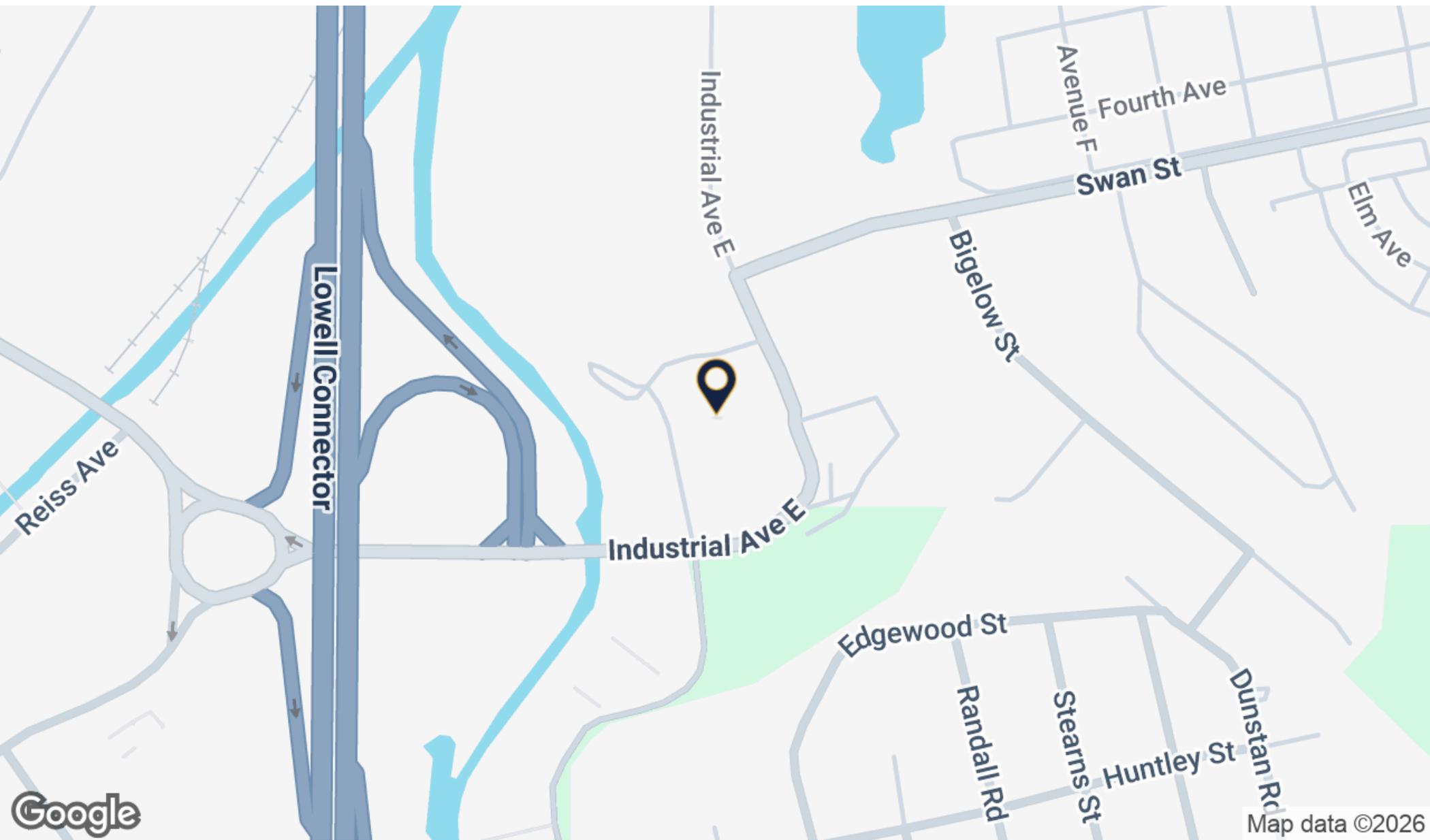
OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	5,330 SF
Lot Size:	2.48 Acres
Building Size:	44,472 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	561	3,388	10,654
Total Population	1,596	9,407	30,216
Average HH Income	\$82,132	\$88,666	\$88,537



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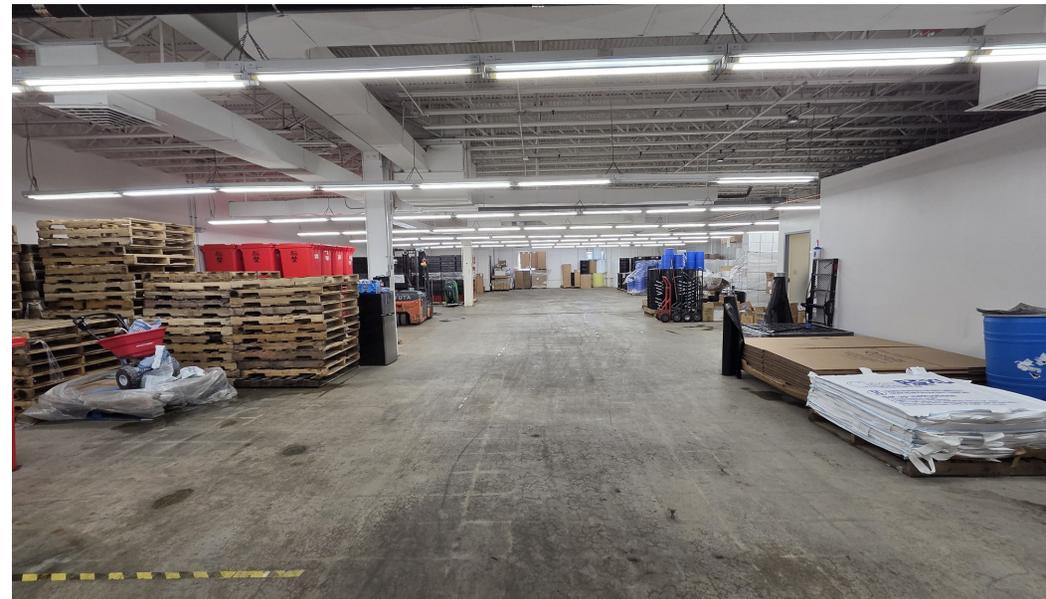
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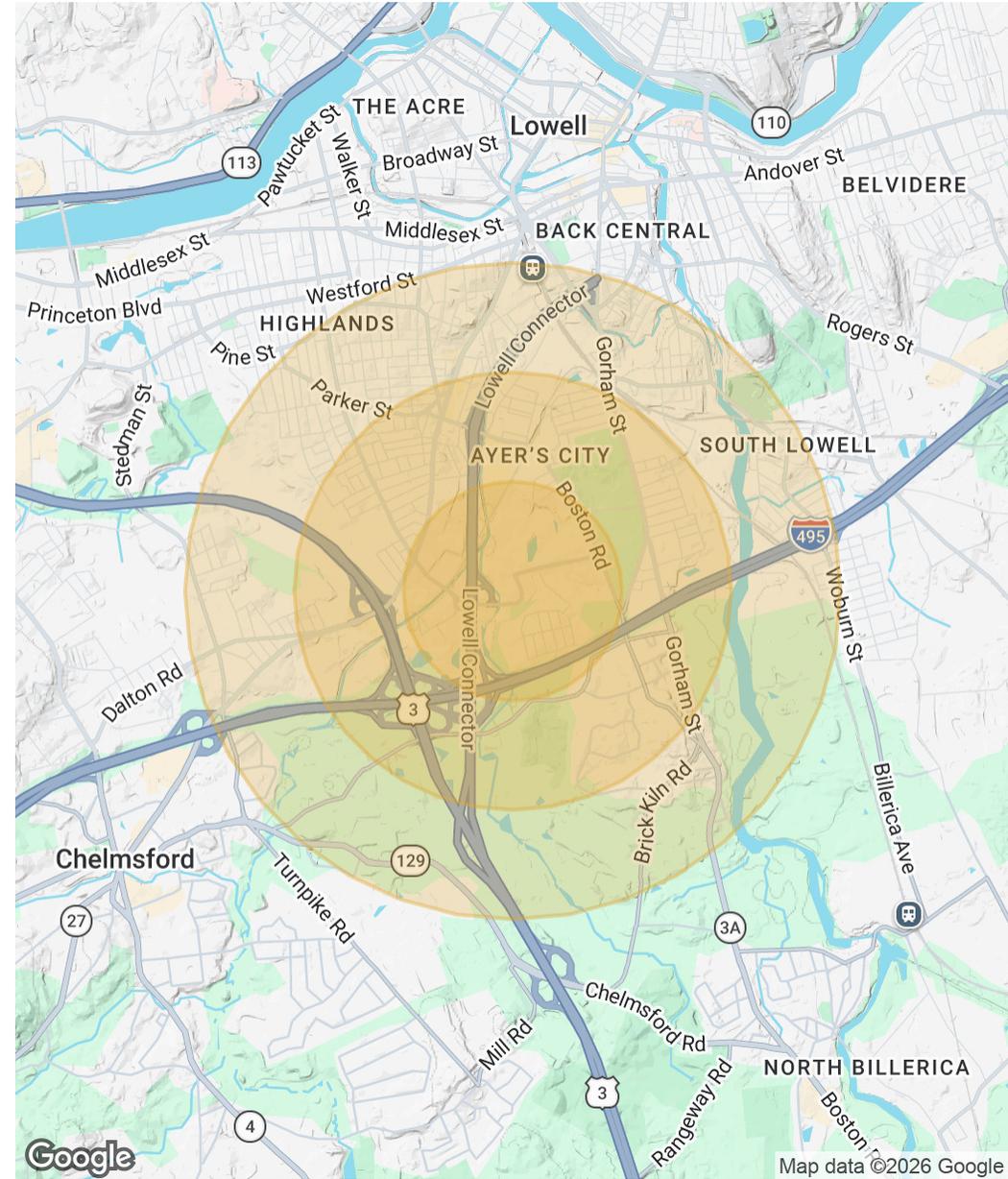


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,596	9,407	30,216
Average Age	37.1	37.0	36.9
Average Age (Male)	36.3	37.9	37.5
Average Age (Female)	36.1	35.4	36.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	561	3,388	10,654
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$82,132	\$88,666	\$88,537
Average House Value	\$249,142	\$289,438	\$297,556

2020 American Community Survey (ACS)



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