



# 1-9 POWERS ST

LAWRENCE , MA

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**FOR LEASE | 37,975 SF INDUSTRIAL BUILDINGS ON 3.10 AC**

- 2.4 Miles to I-93
- Ensclosed in the Lawrence Industrial Park
- Subdividable
- 14' Clear Height

EXCLUSIVE AGENT



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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

37,975 SF +/- of Industrial Buildings on 3.10 AC +/- and an 0.82 AC +/- adjoining parcels for Lease

## PROPERTY HIGHLIGHTS

- 2.4 Miles to I-93
- Enscocned in the Lawrence Industrial Park
- Subdividable
- 14' Clear Height

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	46,774	73,408	215,849
Total Population	136,021	210,847	597,379
Average HH Income	\$101,168	\$122,689	\$132,163

## PROPERTY SPECIFICATIONS

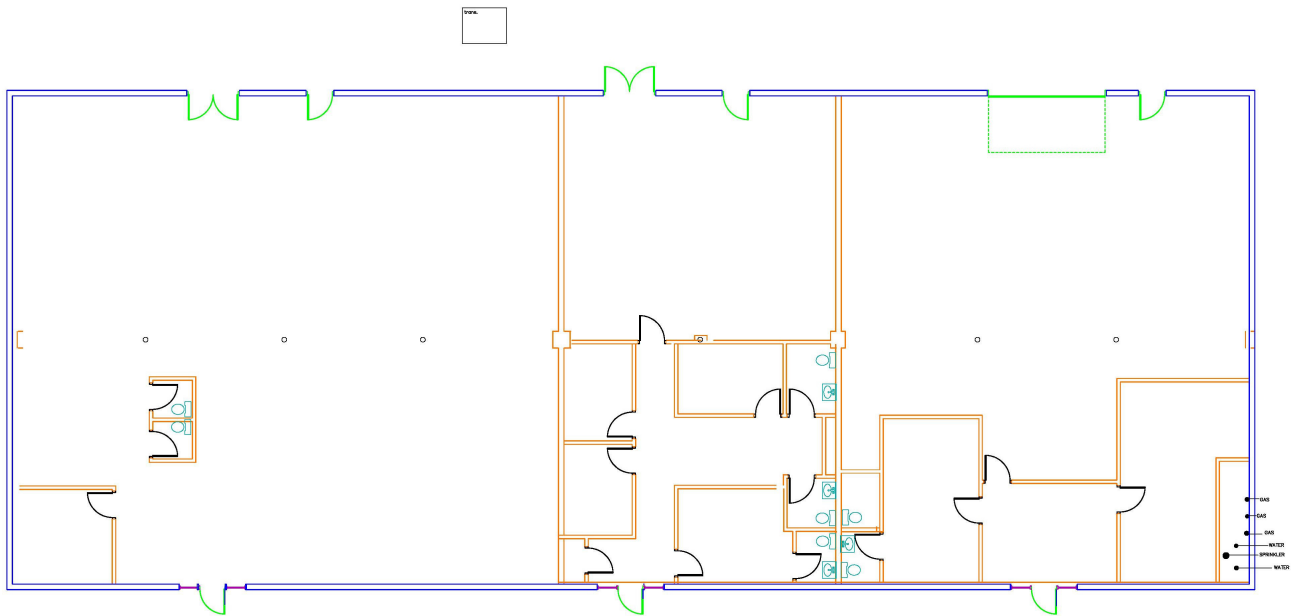
Combined Building Size:	37,975 SF +/-
Combined Lot Size:	3.92 AC +/-
Available Space:	2,000 - 10,000 SF
Loading:	10 - Drive-in 2 - Tailboards
Clear Height:	12'-14'
Sprinklers:	Yes
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City
Parking:	61 Spaces
Lease Rate:	Market

# BUILDING SPECIFICATIONS



## 1 Powers

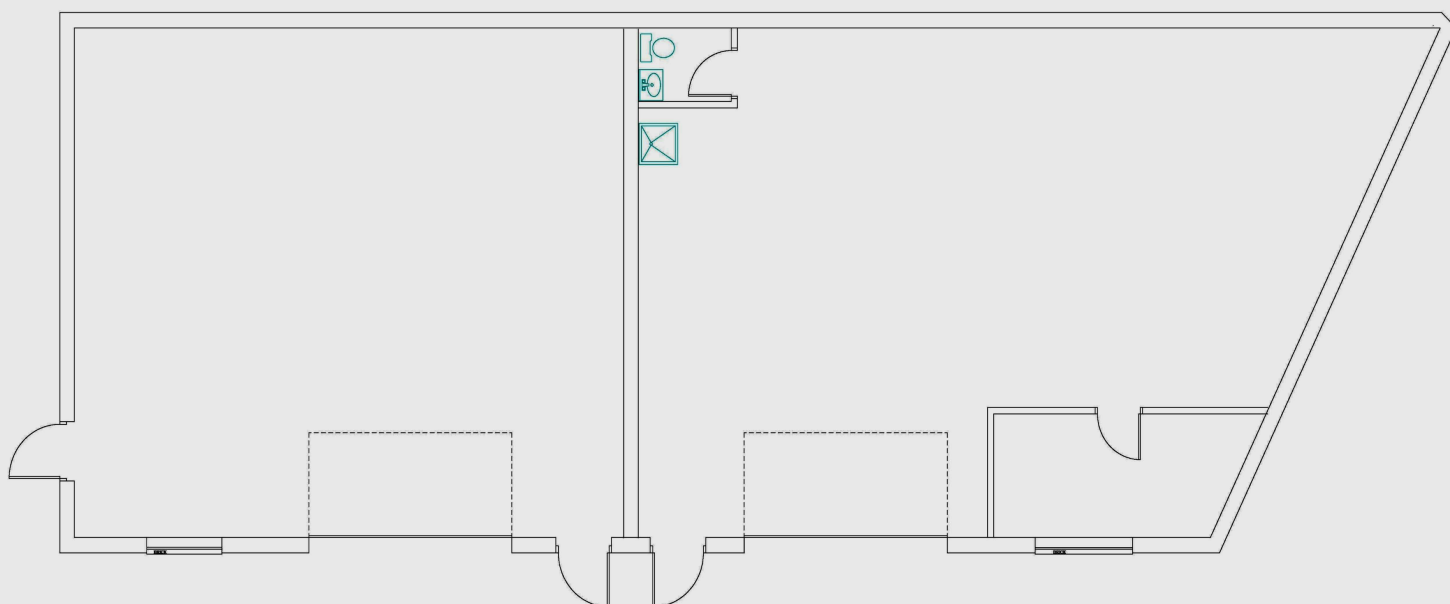
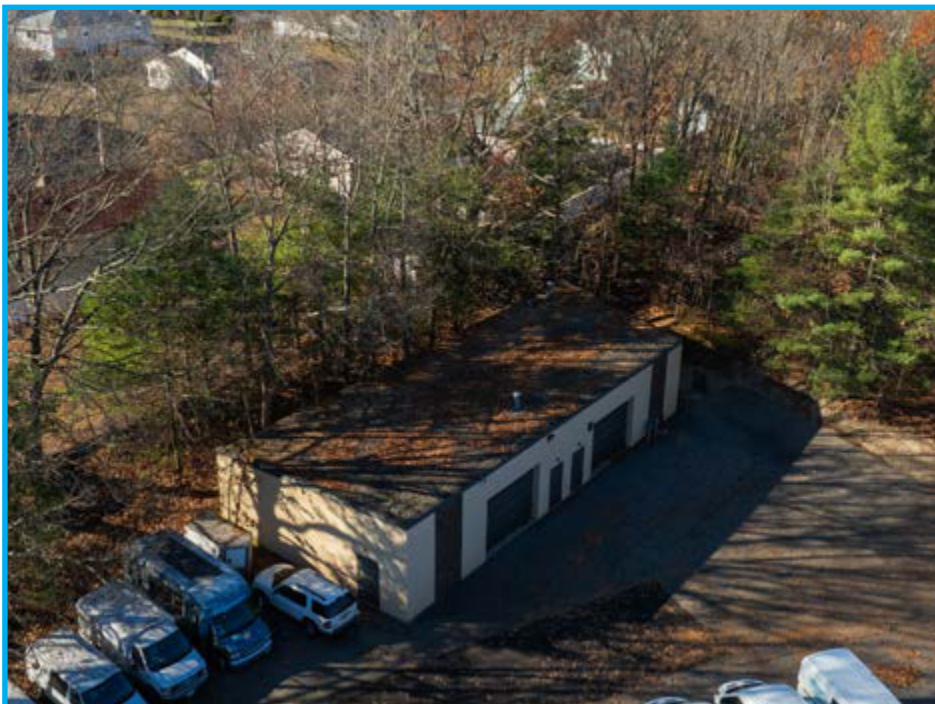
- Building Size: 9,000 SF
- Ceiling Height: 13' to deck
- 3 Grade-Level Doors
- New HVAC Units
- New Roof 2023
- Exterior Paint 2024
- Available SF: 3,000



# BUILDING SPECIFICATIONS

## 2 POWERS ST

- Building Size: 3,100 SF
- Ceiling Height: 13' to deck
- 2 Grade-Level Doors
- Exterior Paint 2024

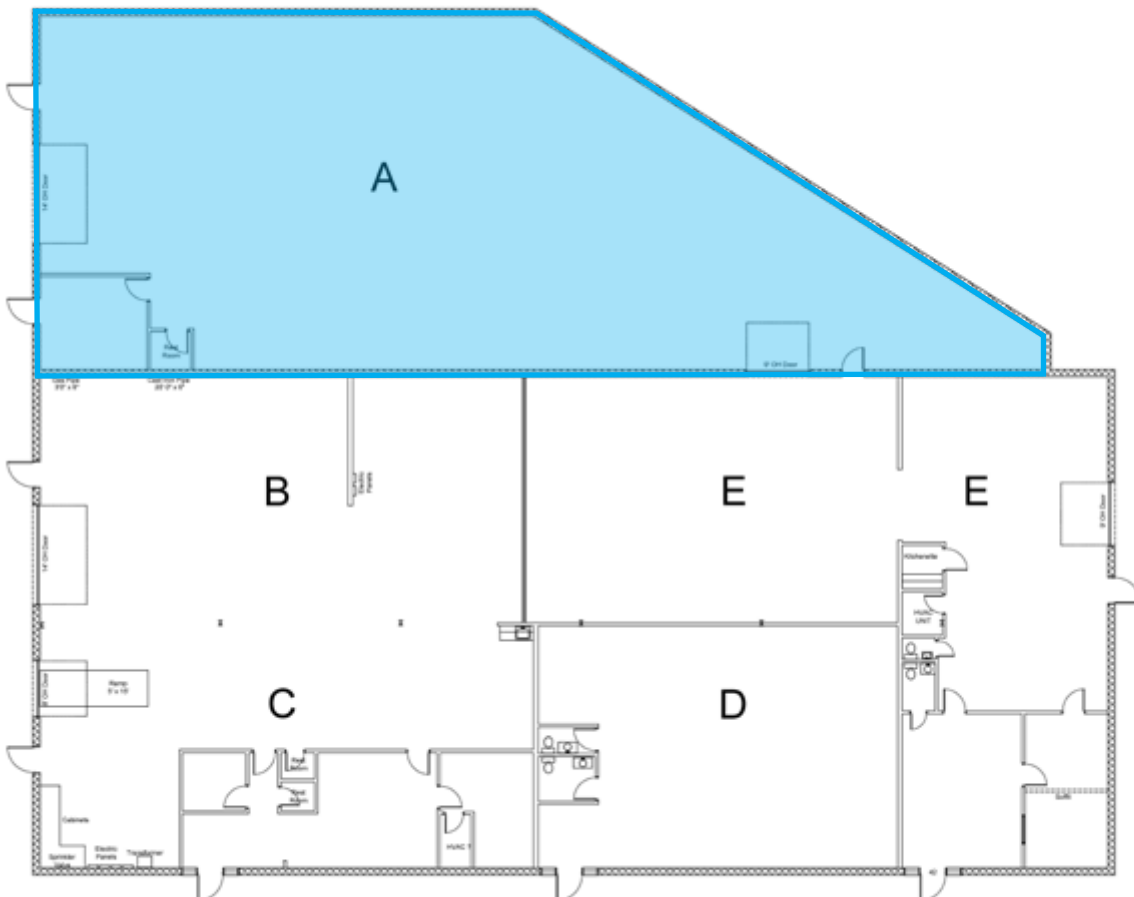


# BUILDING SPECIFICATIONS



## 5 POWERS ST

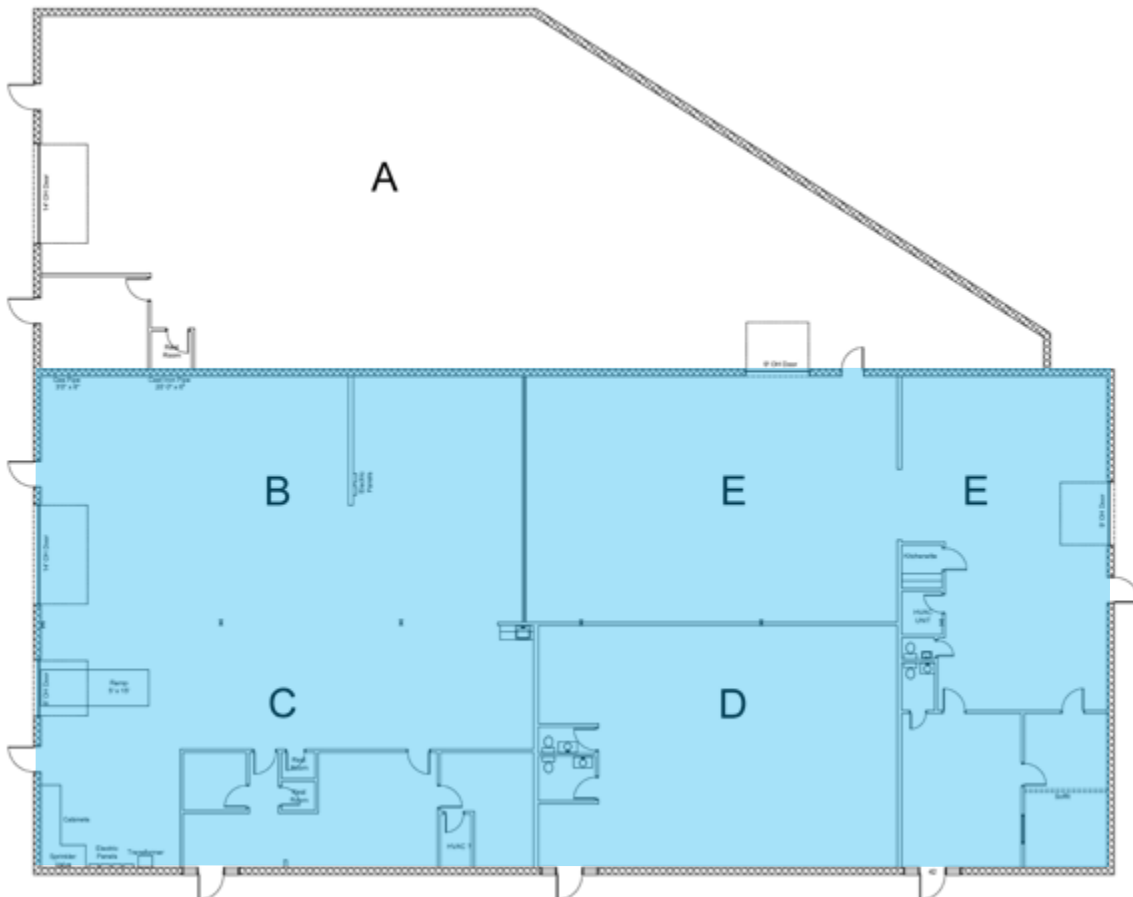
- Building Size: 5,500 SF
- Ceiling Height: 13' to deck
- 1 Grade-Level Door
- New Roof in 2020
- Exterior Paint 2024



# BUILDING SPECIFICATIONS

## 7 POWERS ST

- Building Size: 10,500 SF
- Ceiling Height: 13'
- 1 - Tailboard Dock
- 2 - Grade-Level Doors
- New Roof 2022
- Exterior Paint 2024

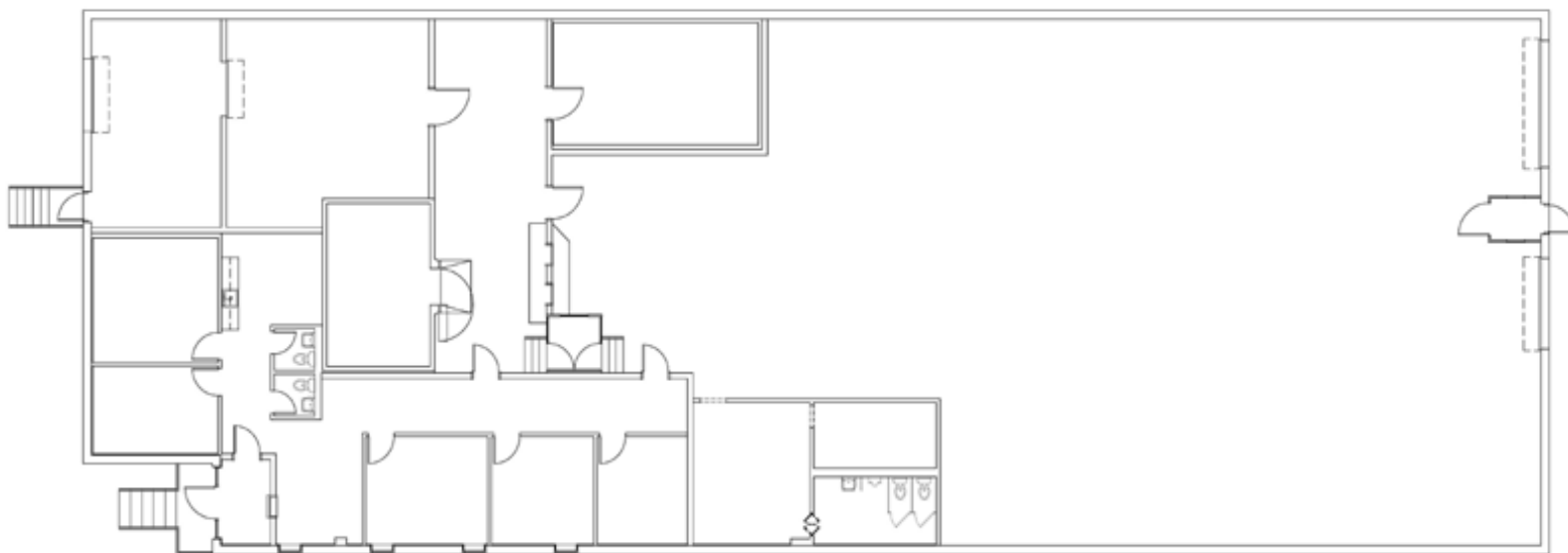


# BUILDING SPECIFICATIONS



## 9 POWERS ST

- Building Size: 10,200 SF
- Ceiling Height: 13' to deck
- 1 Loading Dock Door
- 2 Grade-Level Doors
- Exterior Paint 2024
- Complete building renovation & remodel



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# 1-9 POWERS ST

LAWRENCE, MA

FOR LEASE | 37,975 SF INDUSTRIAL BUILDINGS ON 3.10 AC

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