

223 WITHROP AVE, LAWRENCE, MA



PROPERTY DESCRIPTION

A rare opportunity to acquire a highly visible industrial/flex property at 223 Winthrop Avenue, Lawrence, Massachusetts. Strategically located immediately off Interstate 495, the property offers exceptional highway visibility, existing pylon signage, and direct access to Route 114.

Situated on a 0.43-acre site, the approximately 12,266-square-foot building features a versatile combination of showroom/retail, office, warehouse, and storage space, making it well suited for owner-users, contractors, distributors, service businesses, and investors.

The property offers the opportunity for immediate occupancy while also generating in-place rental income. Existing lease agreements provide a new owner with the flexibility to continue leasing to three current tenants or, subject to the terms of the respective leases, terminate certain tenancies to accommodate an owner's occupancy requirements.

PROPERTY HIGHLIGHTS

- Flexible owner-user or investment opportunity.
- Highly visible industrial building.
- Strategically located immediately off Interstate 495 at Exit 100A.
- Existing pylon signage and exceptional highway visibility.
- Flexible showroom, office, warehouse, and outdoor storage configuration.
- Ideal for owner-users, contractors, distributors, service businesses, and investors.
- 400A / 480V electrical service, natural gas heat, and drive-in loading.

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	0.43 Acres
Building Size:	12,266 SF

VLADIMIR SALDANA

978.328.4129 | vladimirs@belltowercregroup.com

130 JOHN STREET, SUITE C2, LOWELL, MA 01852 | BELLTOWERCREGROUP.COM

ADDITIONAL PHOTOS

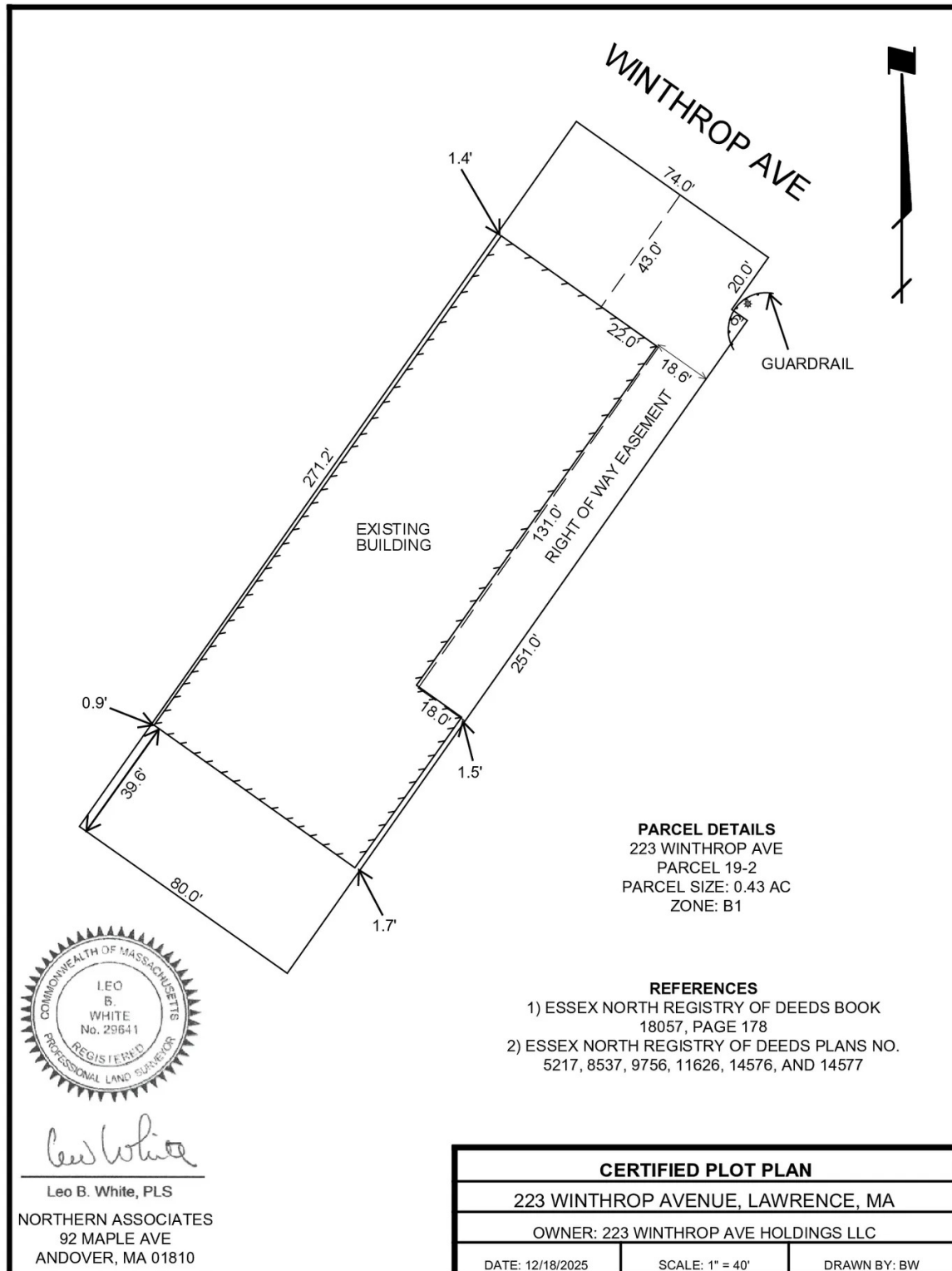


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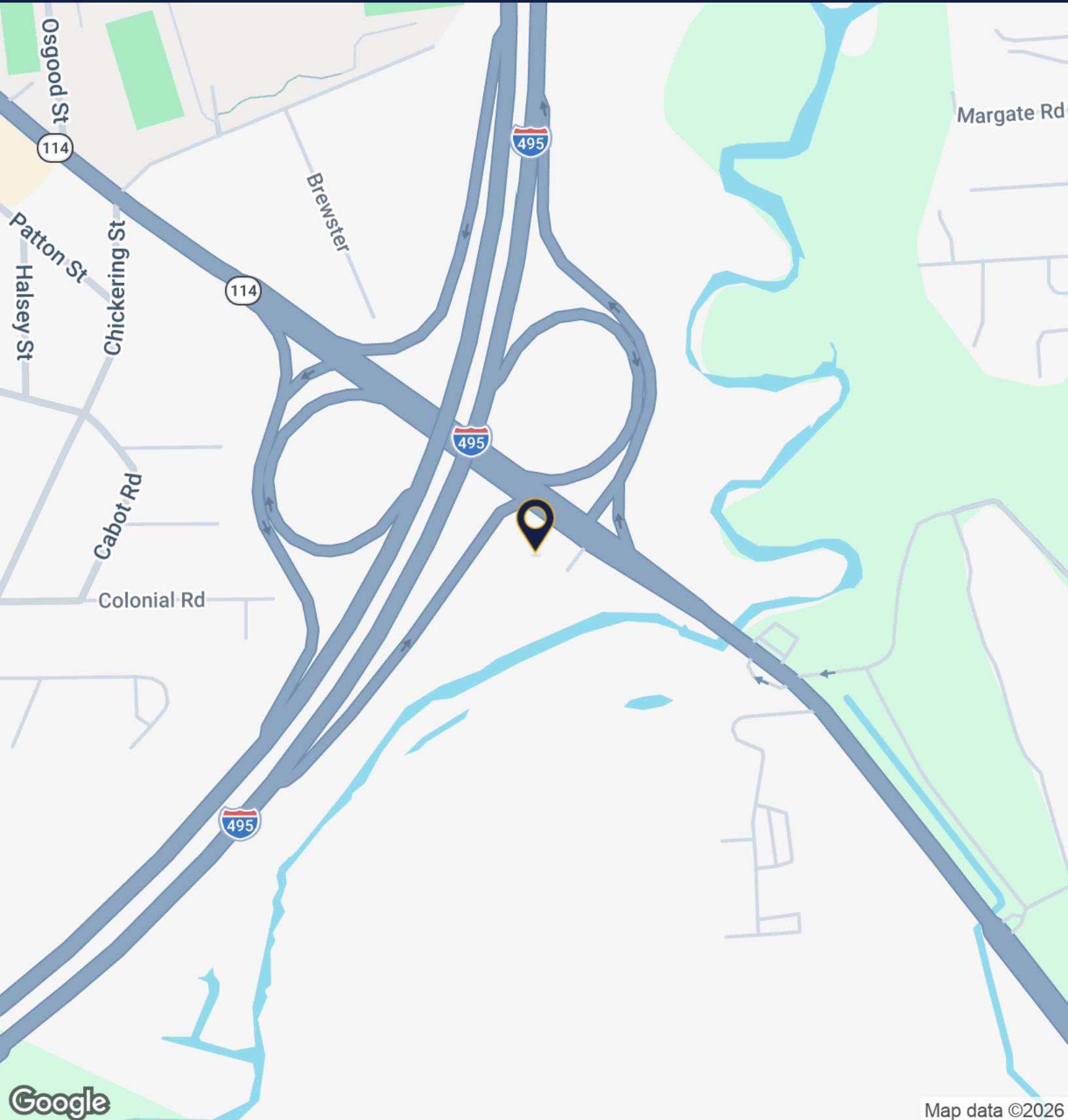
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PLOT PLAN



LOCATION MAP

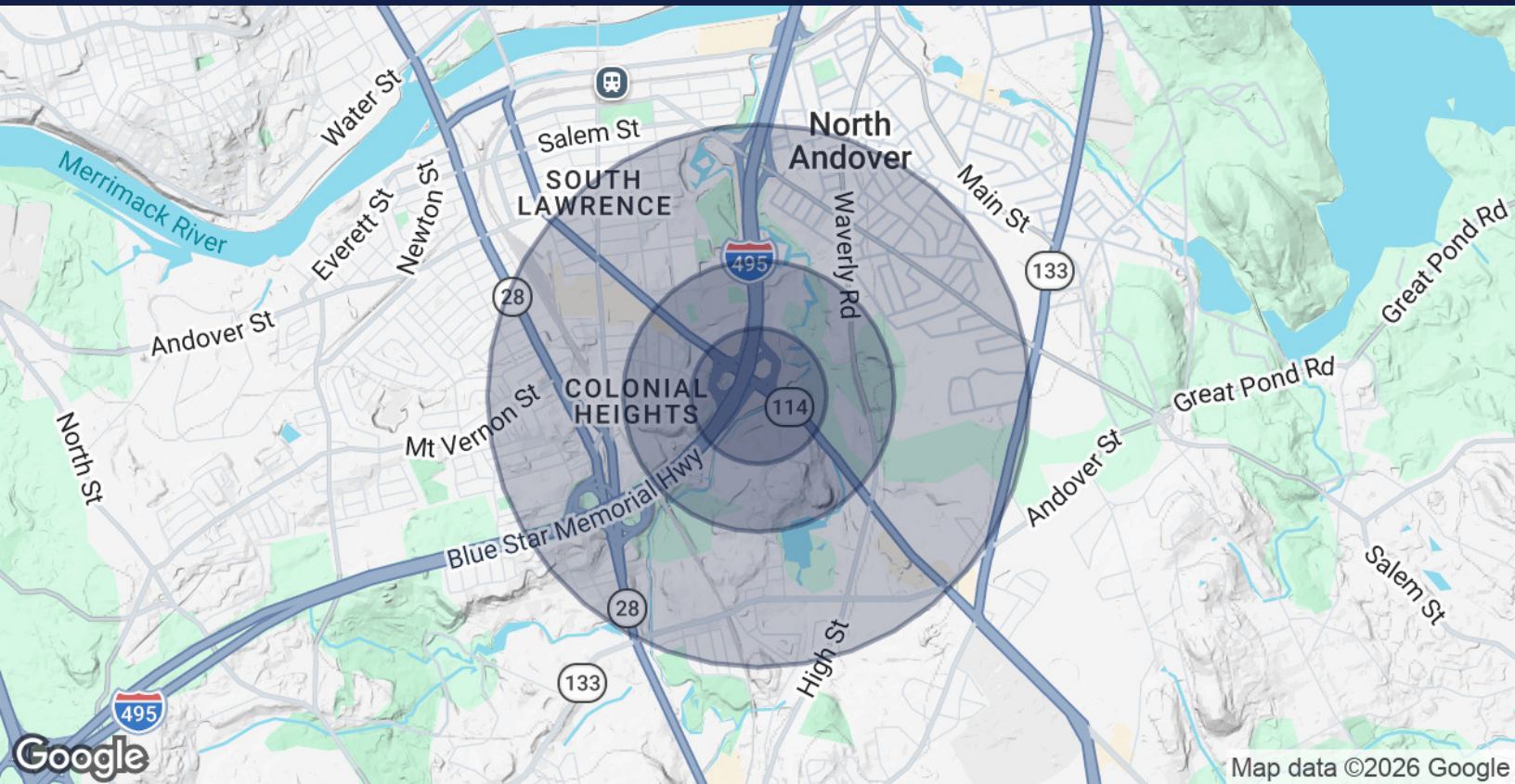


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DEMOGRAPHICS MAP



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	509	2,149	16,126
Average Age	40.2	40.2	38.6
Average Age (Male)	38.0	36.5	37.3
Average Age (Female)	41.4	42.2	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	231	949	6,355
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$154,451	\$142,844	\$111,792
Average House Value	\$475,181	\$506,404	\$458,866

2023 American Community Survey (ACS)