1-9 POWERS ST LAWRENCE, MA

OFFERING MEMORANDUM

FOR SALE:
37,975 SF
INDUSTRIAL PARK
100% LEASED

THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

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THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

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THE OFFERING

As the excusive agent, The Stubblebine Company/ CORFAC International is pleased to offer for sale 1-9 Powers Street, located in Lawrence, MA. The property is a five-building, 37,975 SF Industrial park which is 100% leased and generating more than $367,320 in Net Operating Income (NOI). Located only 2.4 miles from I-93 and ensconced in the Lawrence Industrial Park, the property is an outstanding owner/occupier investment opportunity.

INVESTMENT HIGHLIGHTS

Total S.F. Size:	37,975
Building Sizes:	
1 Powers:	9,000 SF
2 Powers:	3,100 SF
5 Powers:	4,000 SF
7 Powers:	11,675 SF
9 Powers:	10,200 SF
Land Area:	3.92 AC Lot
Zoning:	Industrial
Parking:	150 Spaces

Stable cash-flow with significant upside potential:

- 100% leased
- $367,320 NOI

Superior Location:

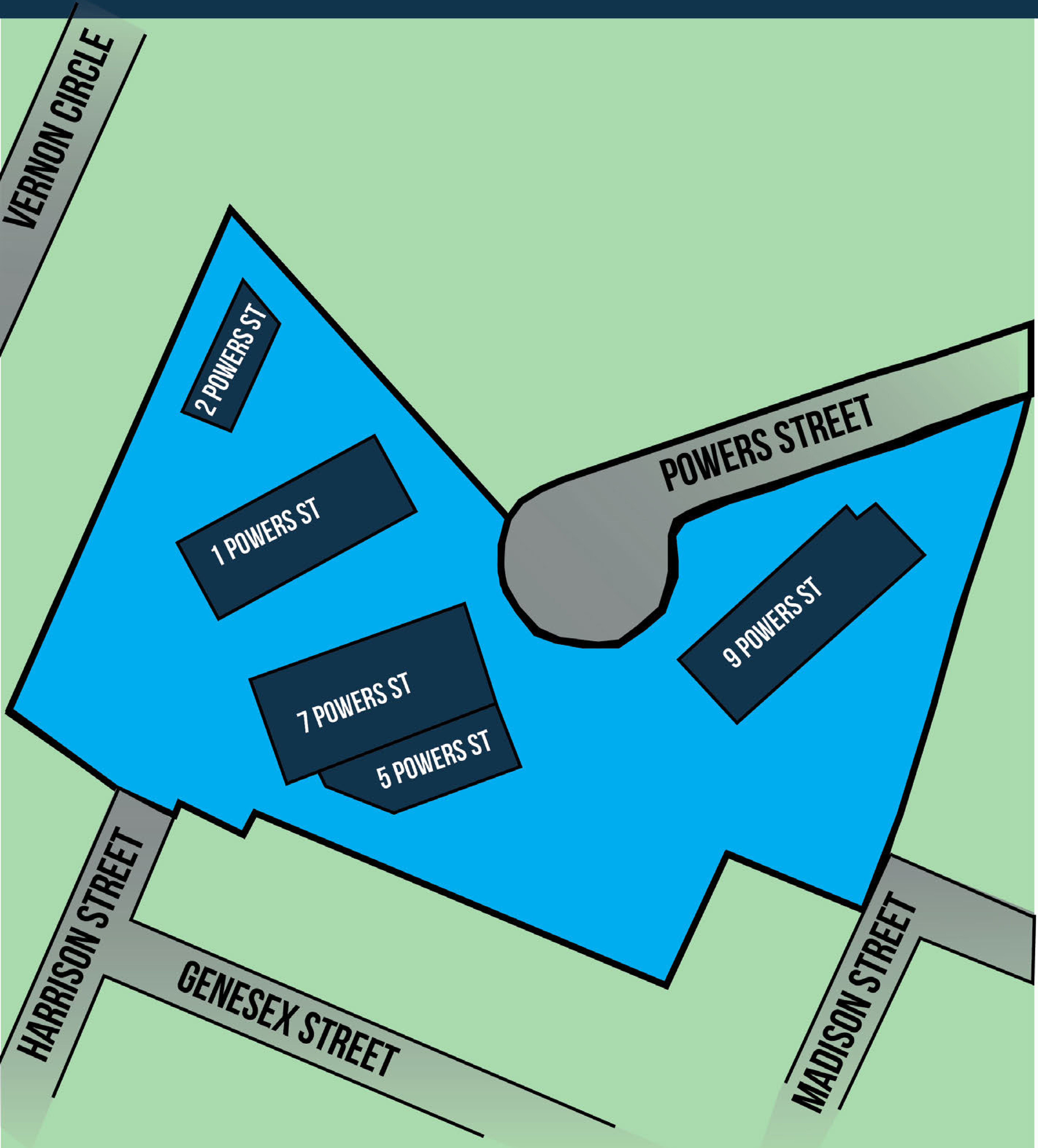
- 2.4 Miles to I-93
- 3 Miles from I-495
- Close to a wide range of amenities

Year Built: 1970-1978

Common Area Improvements:

- Street Pavement to the Cul-de-Sac - 2022
- Parking lot pavement repair - 2024
- Parking lot striping - 2024
- Lot regrading - 2022
- Replace catch basins 2022-2024

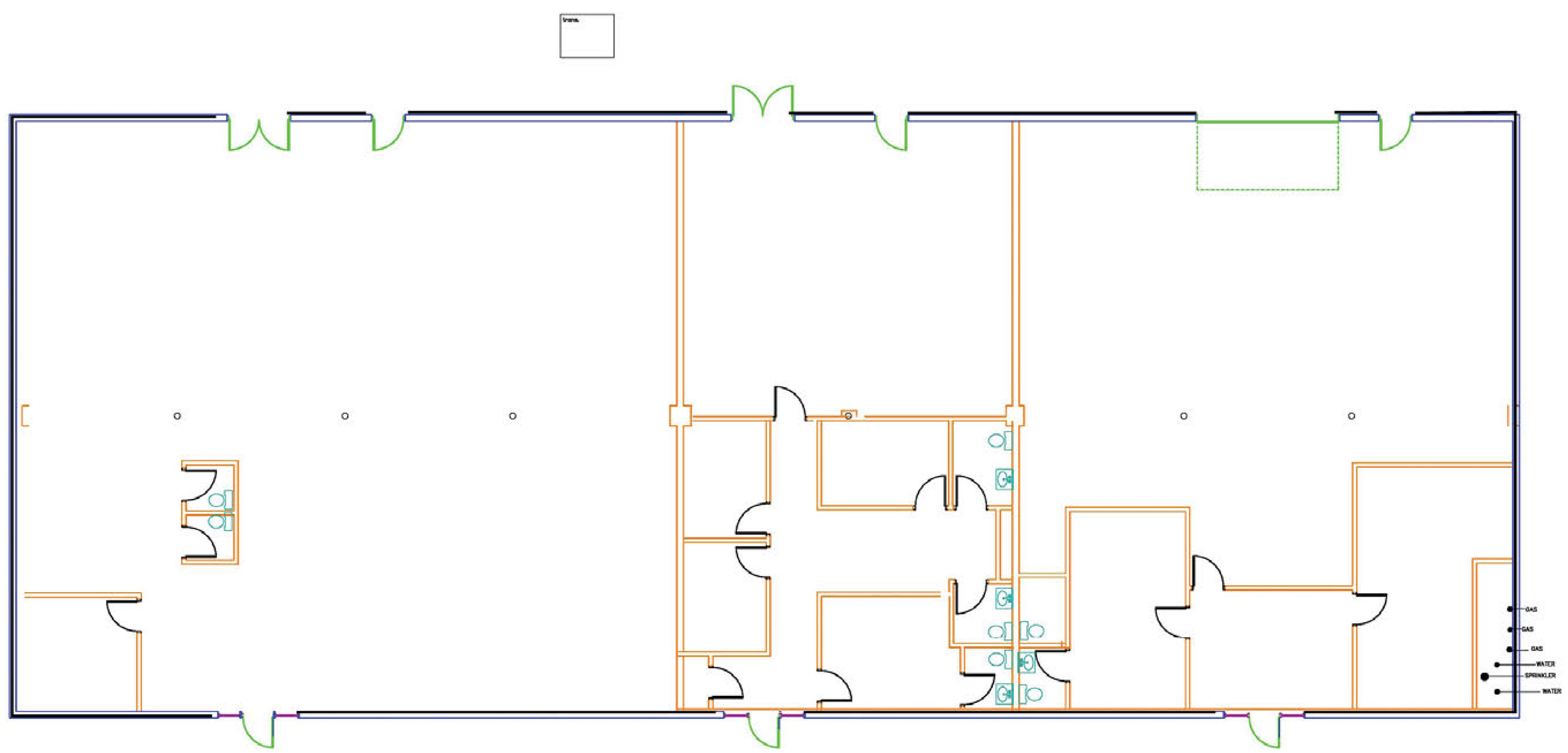
SITE PLAN



BUILDING SPECIFICATIONS

1 POWERS ST

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



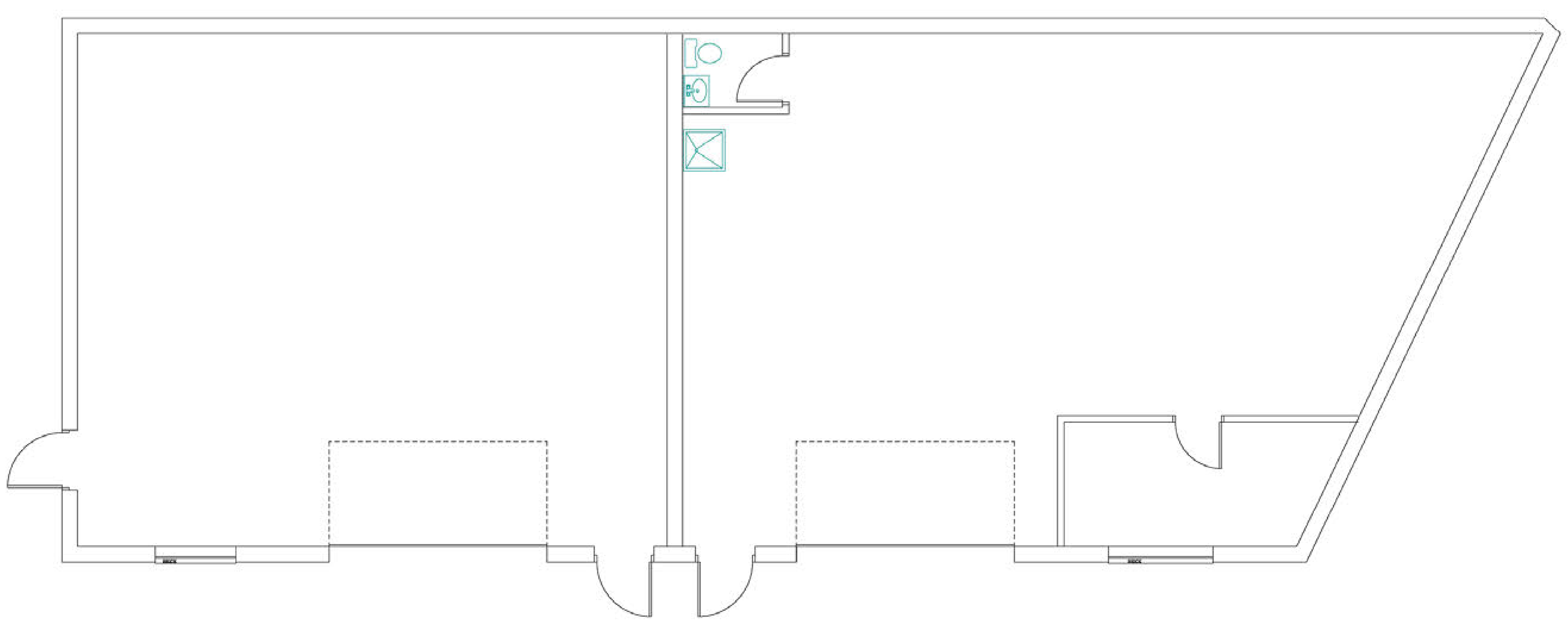
BUILDING SPECIFICATIONS

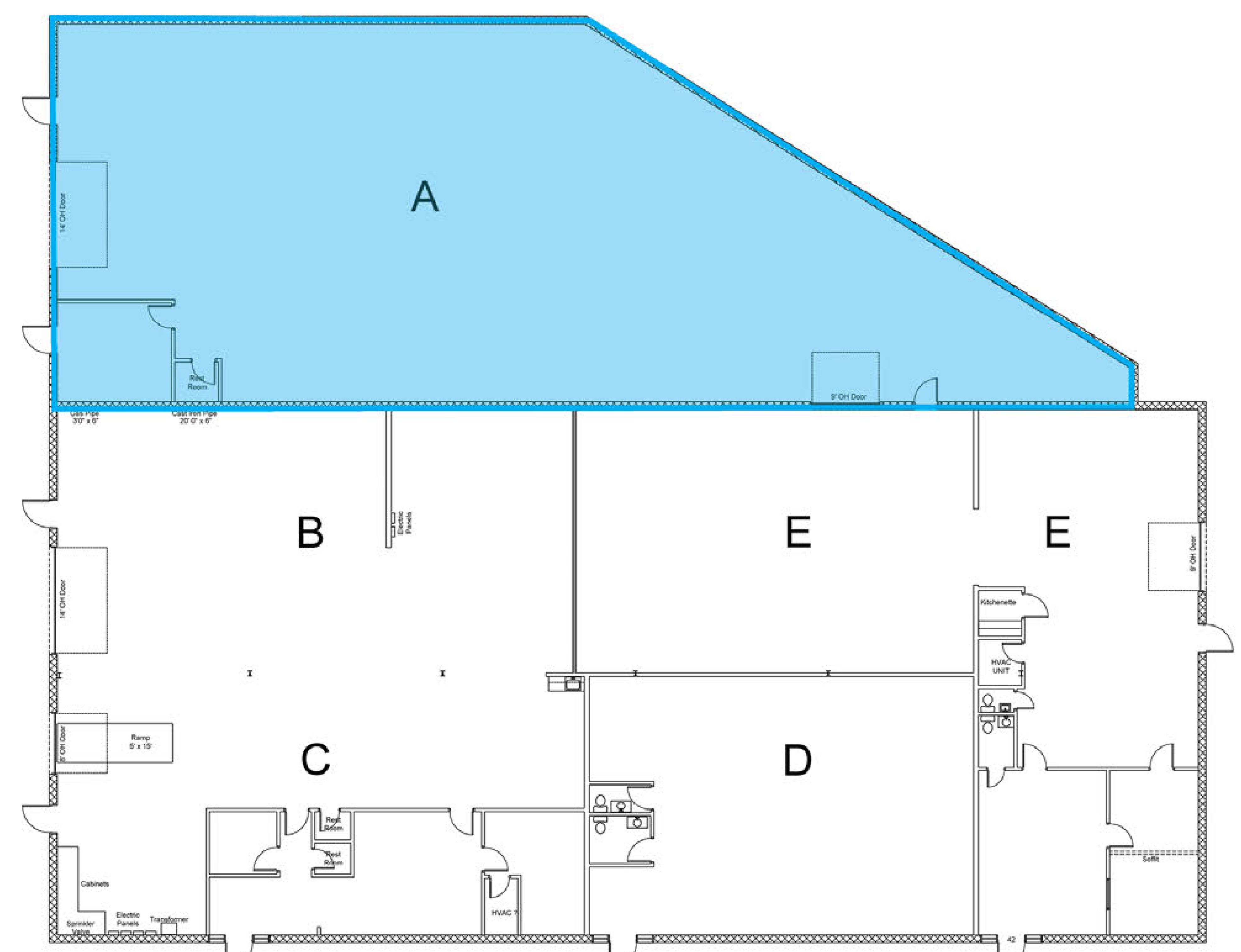
2 POWERS ST

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

5 POWERS ST

- Building Size: 4,000 SF
- Ceiling Height: 13' to deck
- 1 Loading Dock Door
- 2 Grade-Level Doors
- HVAC is in good working condition
- New Roof in 2020
- Exterior Paint 2024

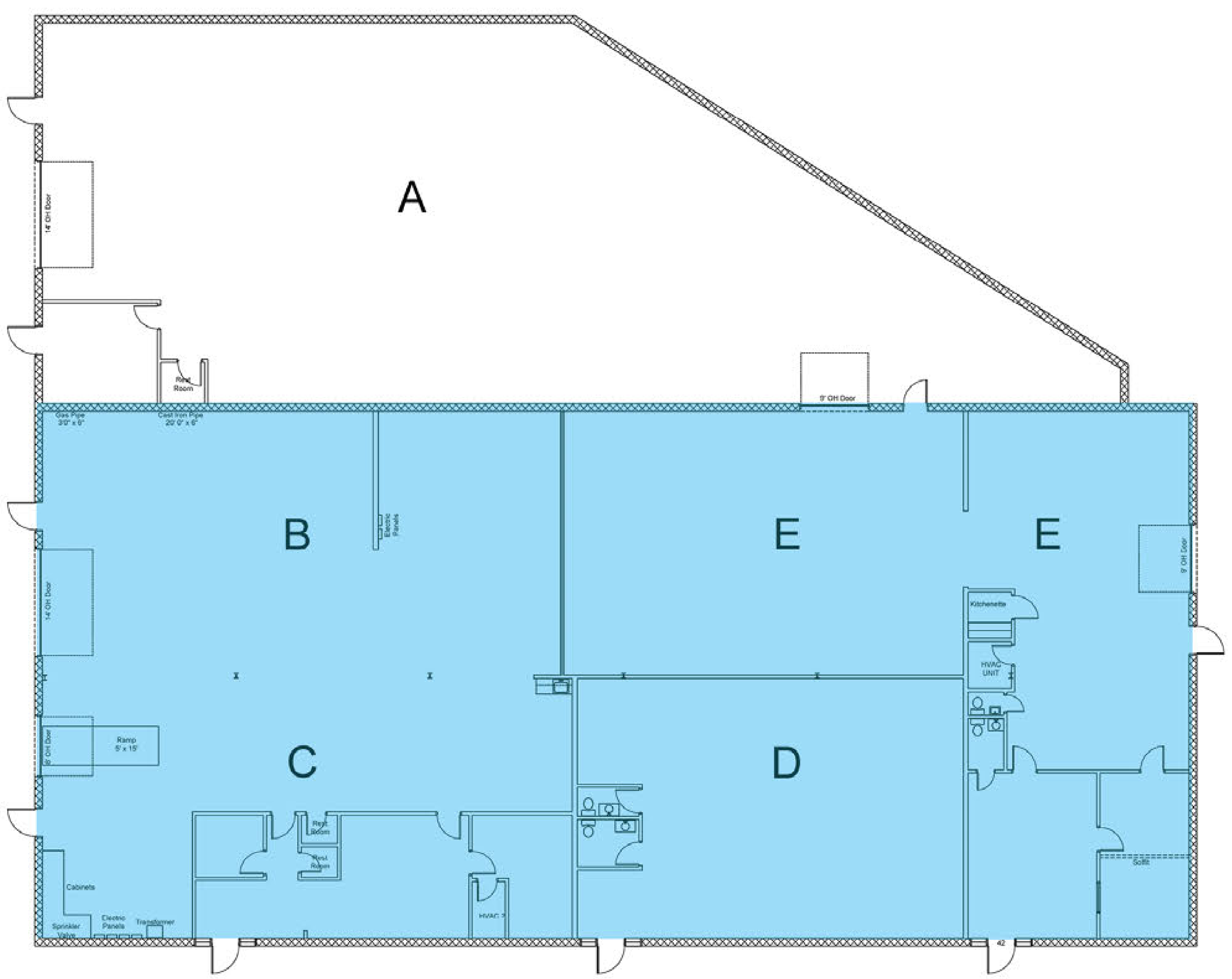




BUILDING SPECIFICATIONS

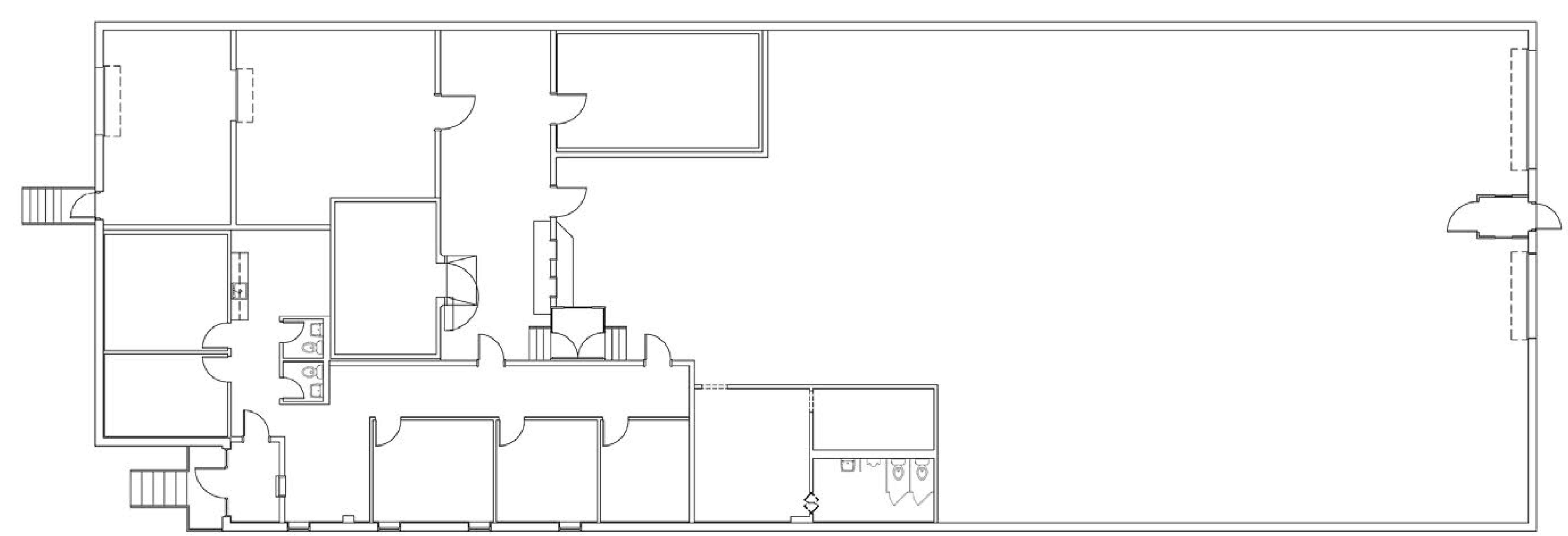
7 POWERS ST

- Building Size: 11,675 SF
- Ceiling Height: 13' to deck
- 1 Grade-Level Door
- New Roof 2022
- Exterior Paint 2024



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



GALLERY

INCOME & EXPENSES

UNIT	LEASE START	LEASE END	RSF	RENT $PSF	ANNUAL RENT INCOME	CAM $PSF	BUDGETED ANNUAL CAM EXPENSE	TENANT BUDGETED CAM INCOME
11	04/01/02	12/31/26	4,000	8.50	$33,999.69	3.54	$14,159.96	$14,159.96
12	12/01/23	11/30/26	2,000	12.00	$24,000.00	3.54	$7,080.04	$7,080.04
13	10/01/19	3/31/25	3,000	9.00	$27,000.00	3.54	$10,620.00	$10,620.00
21 & 22	04/01/15	5/31/26	3,100	8.00	$24,800.04	3.54	$10,973.96	$10,973.96
51	03/01/13	4/30/26	4,000	10.00	$40,000.00	3.54	$14,159.96	$14,159.96
71	03/03/06	12/31/25	1,722	8.50	$14,637.00	3.54	$6,095.94	$6,095.94
72	12/15/17	12/14/25	4,719	6.75	$31,853.28	3.54	$16,705.23	$16,705.23
73	01/01/07	M-T-M	5,234	12.00	$62,808.00	3.54	$18,528.34	$18,528.34
91	05/01/22	4/30/25	10,200	10.61	$108,222.00	3.54	$36,108.00	$36,108.00
TOTAL			37,975		$367,320.28		$134,431.43	$134,431.43

$367,320
NOI

ABOUT LAWRENCE

Lawrence, Massachusetts, is a rapidly evolving city that presents a wealth of opportunities for investors across a variety of sectors. Strategically located just 25 miles north of Boston, Lawrence sits at the crossroads of major highways (I-495 and I-93), offering easy access to New England markets and global trade routes via nearby ports like the Port of Newburyport and the Boston Harbor. This prime location, combined with competitive commercial real estate prices, makes Lawrence an attractive option for businesses and real estate developers.

Economic Strengths
Lawrence's economy has experienced significant revitalization in recent years, driven by a resurgence in manufacturing, healthcare, and technology. The city's industrial base, historically centered around textiles, is now diversifying into advanced manufacturing, clean energy, and biotech sectors. The presence of large companies like Pentucket Medical, Greater Lawrence Family Health Center, and MilliporeSigma underscore Lawrence's growing prominence in healthcare and life sciences, which collectively account for a substantial portion of the region's employment and economic activity.

Additionally, the city has seen growth in high-tech manufacturing, with companies like Proveris Scientific (a leading provider of testing solutions for pharmaceutical products) anchoring the high-tech sector. The workforce in Lawrence is skilled, diverse, and increasingly educated, with more residents holding college degrees and technical certifications, providing a strong talent pool for employers.

Revitalization and Development
The city has invested heavily in urban renewal projects to attract both residents and businesses. One of the most notable efforts is the ongoing redevelopment of Lawrence's downtown district, which includes the restoration of historic buildings, improved public spaces, and new mixed-use developments. This revitalization is bringing new residential units, retail spaces, and office buildings to the area, helping to drive demand for both commercial and residential real estate.

Notably, the Lawrence Heritage State Park and surrounding waterfront area have become focal points for economic development, with developers focusing on transforming industrial waterfront properties into modern mixed-use developments. Recent projects, such as the development of the Merrimack Valley Regional Transit Authority's (MVRTA) bus terminal, have enhanced infrastructure and public transit access, further bolstering the city's appeal to businesses and residents alike.

Affordable Real Estate & Business Incentives
While many surrounding cities have seen sharp increases in property prices, Lawrence remains an affordable alternative for both investors and businesses. Commercial real estate prices in Lawrence are significantly lower than in nearby Boston and other metro areas, offering investors a more accessible entry point. The city's commercial and residential properties present opportunities for long-term growth, especially as Lawrence benefits from the spillover effects of Boston's booming economy.

Moreover, Lawrence offers a range of tax incentives and business development programs aimed at fostering economic growth. For example, the Opportunity Zone designation for several neighborhoods in Lawrence provides tax incentives for investors to develop properties in under-invested areas. The city also offers a Local Incentive Program that supports businesses with targeted tax incentives, workforce training grants, and assistance navigating permitting processes.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	122,850	196,599	567,308
TOTAL HOUSEHOLDS	42,595	68,614	204,942
AVERAGE HH INCOME	$92,834	$109,459	$115,129
MEDIAN HOME VALUE	$455,504	$491,335	$464,998
DAYTIME EMPLOYEES	68,998	104,745	259,603
TOTAL CONSUMER SPENDING	$1.3B	$2.3B	$7.3B

LAWRENCE AREA INDUSTRIAL MARKET REPORT

34.7M
INVENTORY SF

4.1M
12 MO NET ABSORPTION SF

5.6%
VACANCY RATE

$13.80
MARKET ASKING RENTS

I-93	2.1 MILES/6 MIN
I-495	2.8 MILES/7 MIN
ROUTE 113	3.5 MILES/7 MIN
BOSTON	27 MILES/30 MIN

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"LOCAL EXPERTISE, UNPARALLELED ON THE EAST COAST"

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