

5 KING STREET

@ KING STREET COMMON

Three Unique Tech Manufacturing/
R&D Lab/Office Opportunities

10,000 Amps of Power Serving the Building
Connection to Town Sewer

50,000 SF
Ground Floor

70,000 SF
First Floor

90,000 SF
Upper Floor



Premier Opportunity
of Quality & Scale



Dedicated Office Entrance



Tech Manufacturing/
R&D Lab/Office



13'10"-14'8" Clear Height



Accommodate Wide Range
of Tenant Requirements



25' x 25' Bay Spacing



Power/Loading to Each Floor

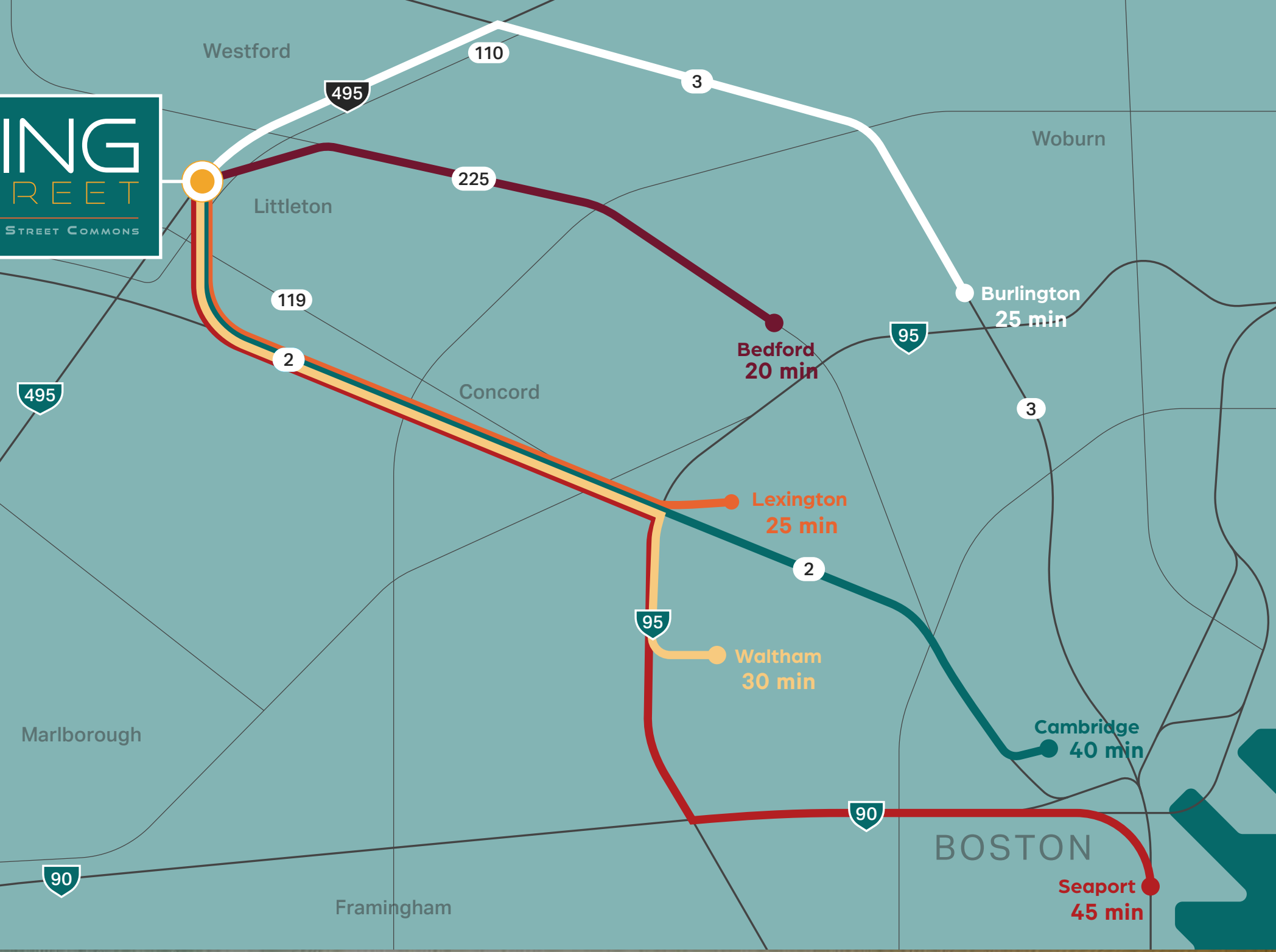


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550 King Street is located less than a mile from Exit 31 off I-495, at the intersection of Routes 119 and 110 in Littleton, MA.

This location offers excellent accessibility further complemented by the on-site Lowell Regional Transit Authority (LRTA) bus stop which services the Charles A. Gallagher Transit Terminal in Lowell.



Transportation and Access

The point

GREAT ROAD KITCHEN
Oyster Bar & Grill

COURTYARD
BY MARRIOTT

metro**ROCK**
ROCK CLIMBING CENTERS

MARKET BASKET
"MORE FOR YOUR DOLLAR"

MASALA BAY
GRILL

MELT-FIT

Starbucks

Taka

Sahel

ANTHONY'S
COAL FIRED PIZZA
PIZZA WELL DONE

TAVERN
IN THE SQUARE

CORNERSTONE
SQUARE

Westford
0.8 miles/3 min
East

pure barre

{B} BURTONS
GRILL & BAR

Panera BREAD

EVVIVA
TRATTORIA

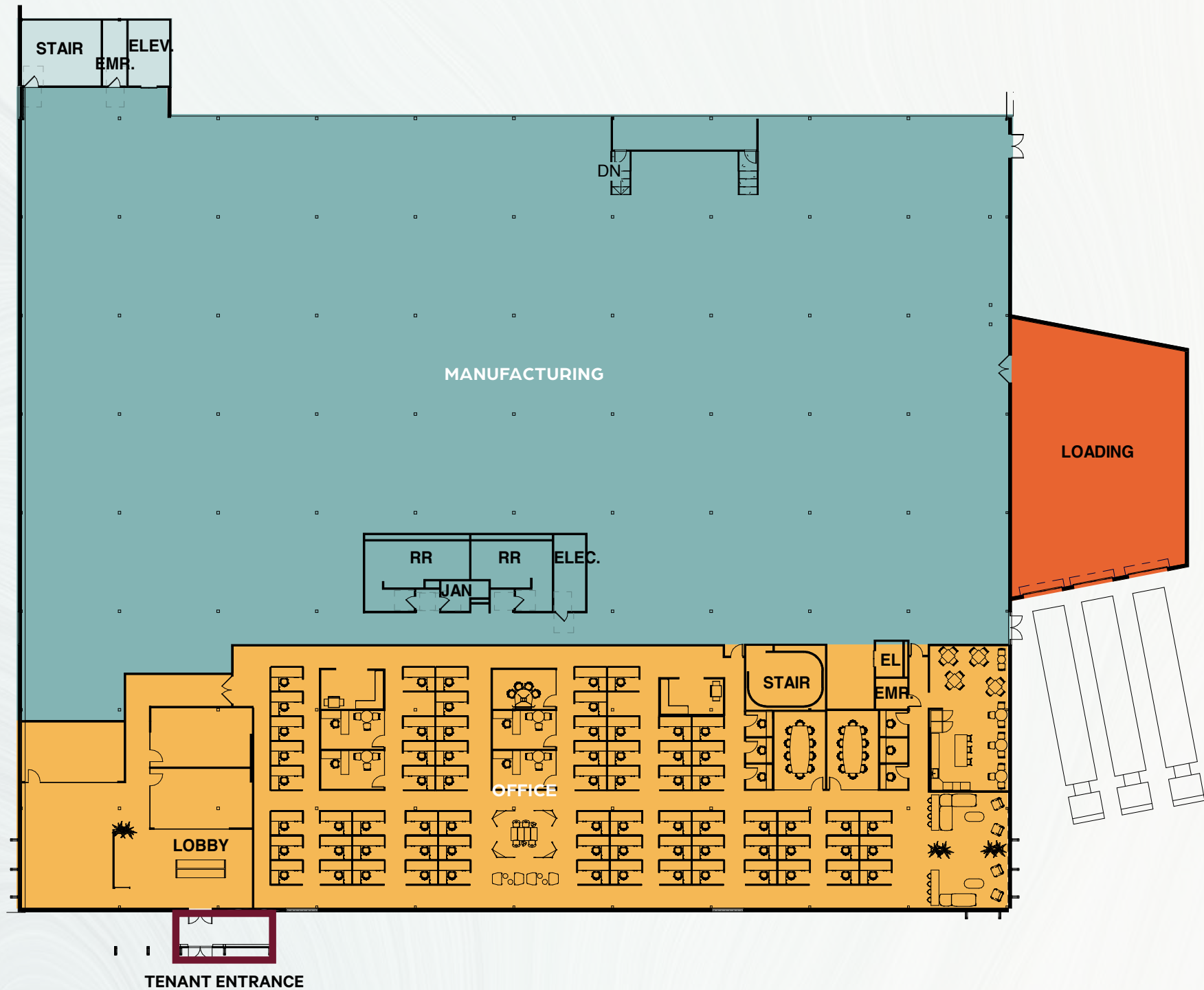
Rangoli Grill

KIMBALL
FARM

CVS
pharmacy



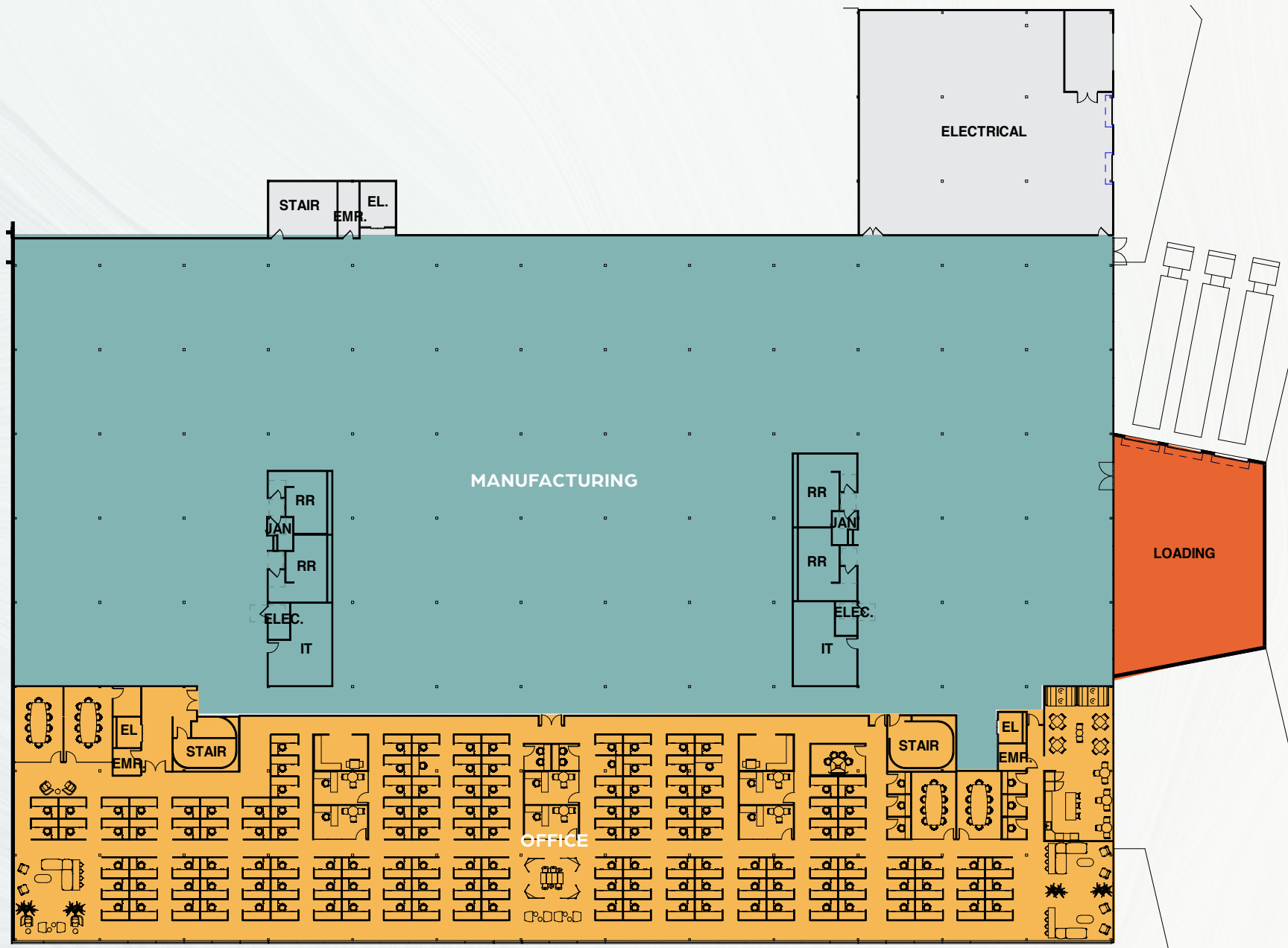
Area Amenities & Access



49,717 SF GROUND FLOOR PLAN

- 14'8" floor to floor height (12'6" to joist)
- 25' x 25' bays
- Up to Four Dedicated Tailboard Loading Docks
- 10,000 Amps at 480/277 V serving the Building
- Redundant Substations
- Emergency Power via 125 KW Generator and 1,000 KW Generator
- Significant Base Building and Dedicated Cooling
- Utilities: Water, Sewer, Natural Gas
- Fire Protection: Fully Sprinklered

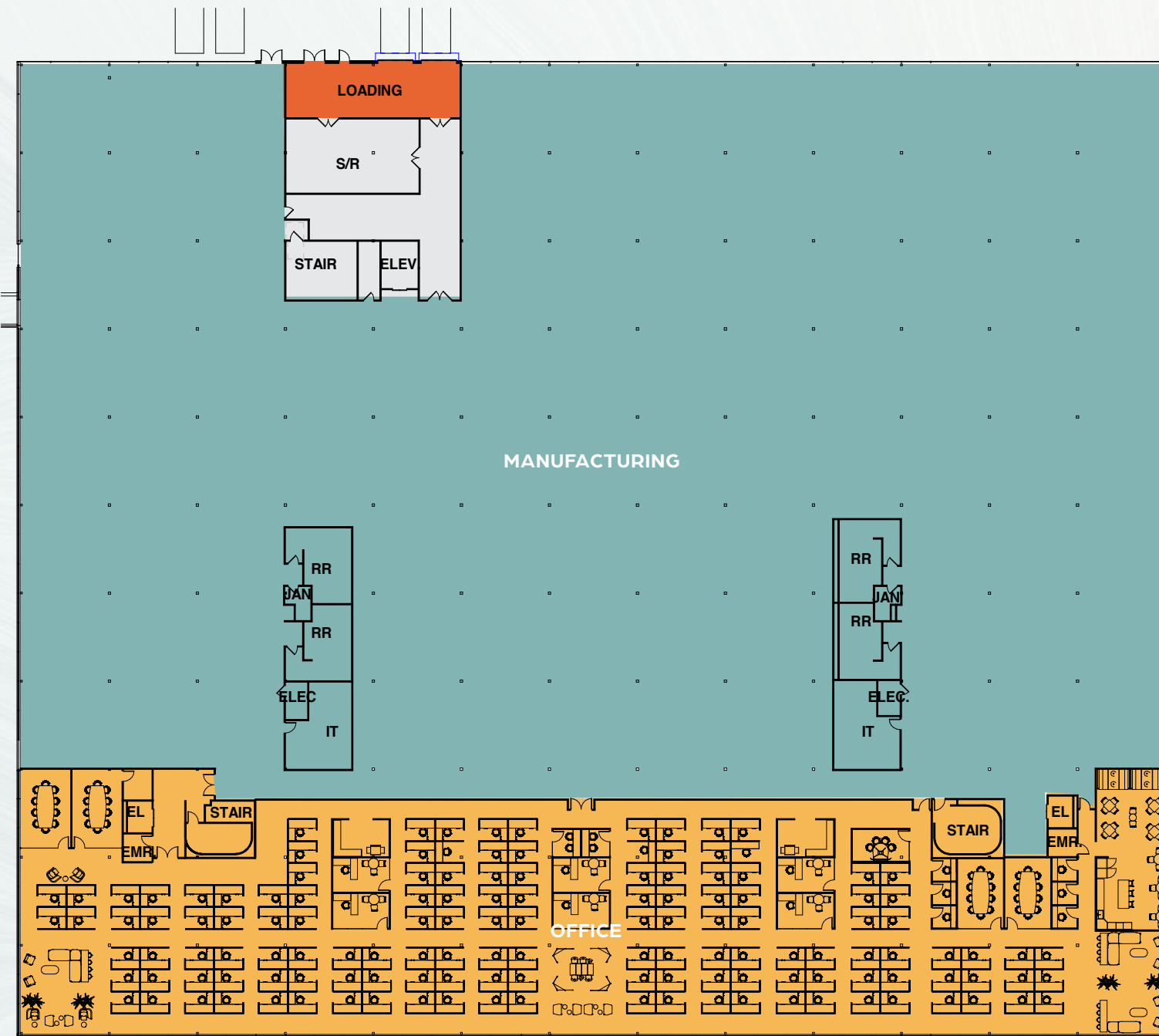
Tech Manufacturing/R&D Lab/Office with Dedicated Loading



73,581 SF FIRST FLOOR PLAN

- 14'8" floor to floor height (12'6" to joist)
- 25' x 25' bays
- Up to Four Dedicated Tailboard Loading Docks
- 10,000 Amps at 480/277 V serving the Building
- Redundant Substations
- Emergency Power via 125 KW Generator and 1,000 KW Generator
- Significant Base Building and Dedicated Cooling
- Utilities: Water, Sewer, Natural Gas
- Fire Protection: Fully Sprinklered

Tech Manufacturing/R&D Lab/Office with Dedicated Loading



93,592 SF UPPER FLOOR PLAN

- 13'10" floor to floor height
- 25' x 25' bays
- Up to Four Dedicated Tailboard Loading Docks
- 10,000 Amps at 480/277 V serving the Building
- Redundant Substations
- Emergency Power via 125 KW Generator and 1,000 KW Generator
- Significant Base Building and Dedicated Cooling
- Utilities: Water, Sewer, Natural Gas
- Fire Protection: Fully Sprinklered

Tech Manufacturing/R&D Lab/Office with Dedicated Loading



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