

175
LOWELL STREET
WILMINGTON, MA



No Traffic/
Use Restrictions



New
Construction



4,000 Amps of Power on
RMLD (Can Be Upgraded)



15 Miles
from Boston

UP TO $\pm 300,000$ SF AVAILABLE

DIVISIBLE TO $\pm 75,000$ SF

Class A High-bay Industrial Building



DOGWOOD
INDUSTRIAL PROPERTIES



PROPERTY DESCRIPTION

JLL is pleased to offer 175 Lowell Street, Wilmington, MA for lease. This new construction ±298,895 SF high-bay industrial property offers an unrivaled industrial opportunity just 1 mile from I-93 and less than 20 minutes from Boston.

Boasting best-in-class specifications including 36’ clear heights, generous column spacing, and increased power on the desirable RMLD, the building provides a Class A center for distribution or manufacturing in a convenient location with outstanding highway accessibility and available labor. The building allows for potential subdivision, and with expansive auto and trailer parking availability, is well-suited to accommodate a wide variety of tenant needs.

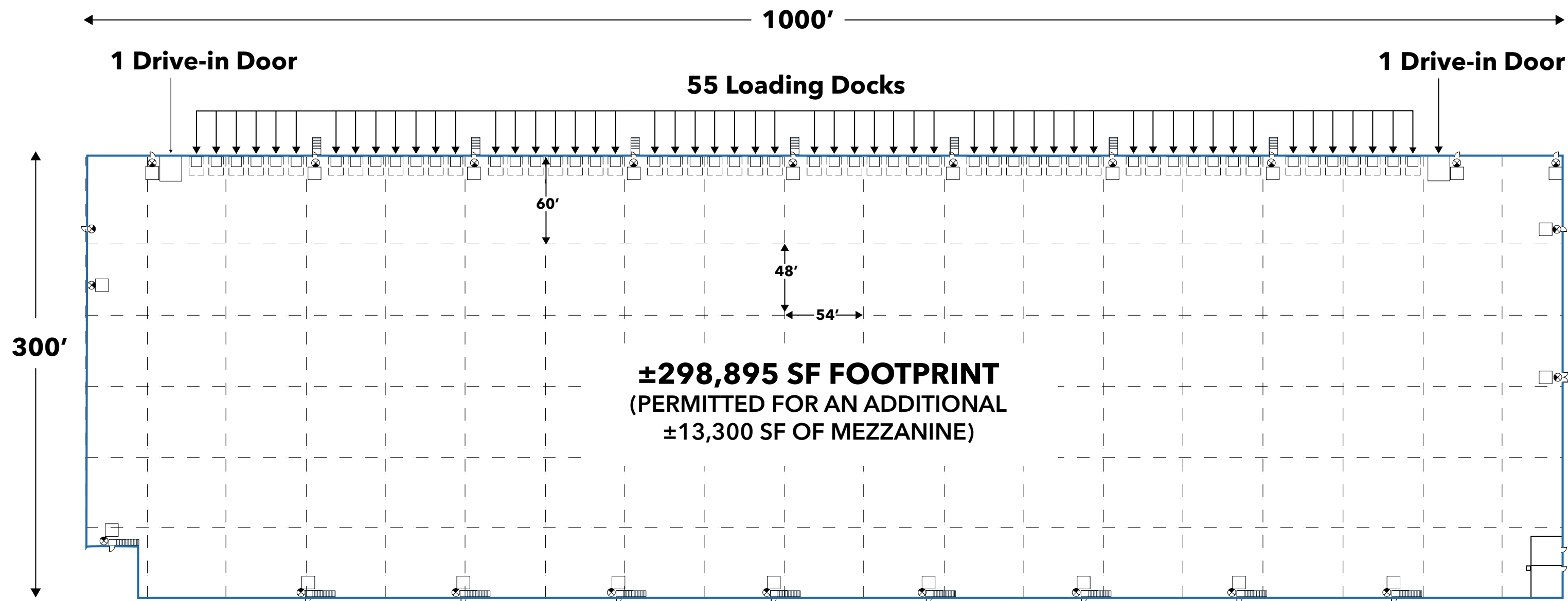


BUILDING SPECS

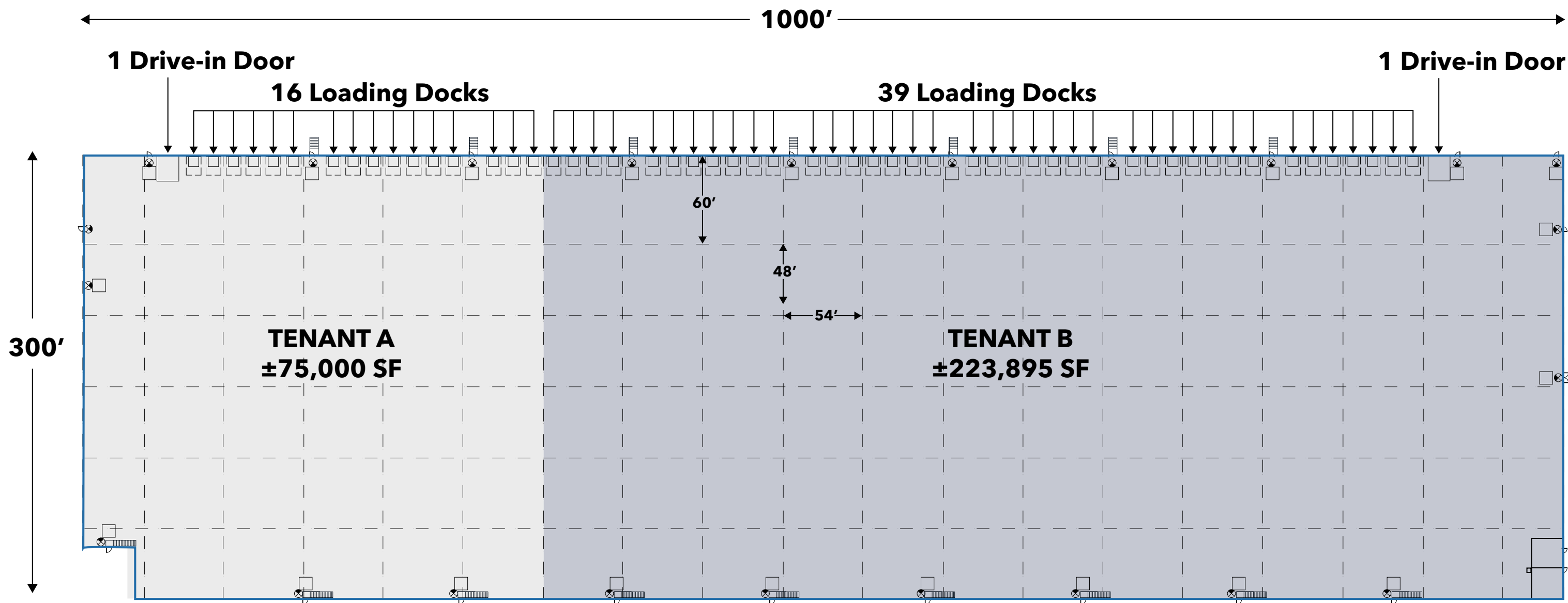
BUILDING SF	±298,895 SF • Divisible to ±75,000 SF • Ability to add mezzanine of up to 13,300 SF (permitted)
LOT SIZE	34.6 Acres
LOADING	55 Loading Docks, 2 Drive-in Doors
CLEAR HEIGHT	36’
POWER	4,000 Amps, 480V/277, 3-Phase (expandable)
PARKING / TRUCK COURT	454 Auto Spaces (±1.52/1,000 SF) Capacity to Restripe for Additional Trailer Spaces 180’ Deep Truck Court
LIGHTING	LED
SPRINKLER	ESFR with Diesel Fire Pump
FLOOR	7” Sealed Slab - FF50/FL35
COLUMN SPACING	54’ x 48’ with 60’ Speed Bay
BUILDING DIMENSIONS	1,000’ x 300’
ROOF	60-Mil TPO Rubber Membrane w/ 20-Year Warranty (R-30)
ZONING	General Industrial
UTILITIES • ELECTRICAL • GAS • WATER & SEWER	Reading Municipal Light Department National Grid Town of Wilmington



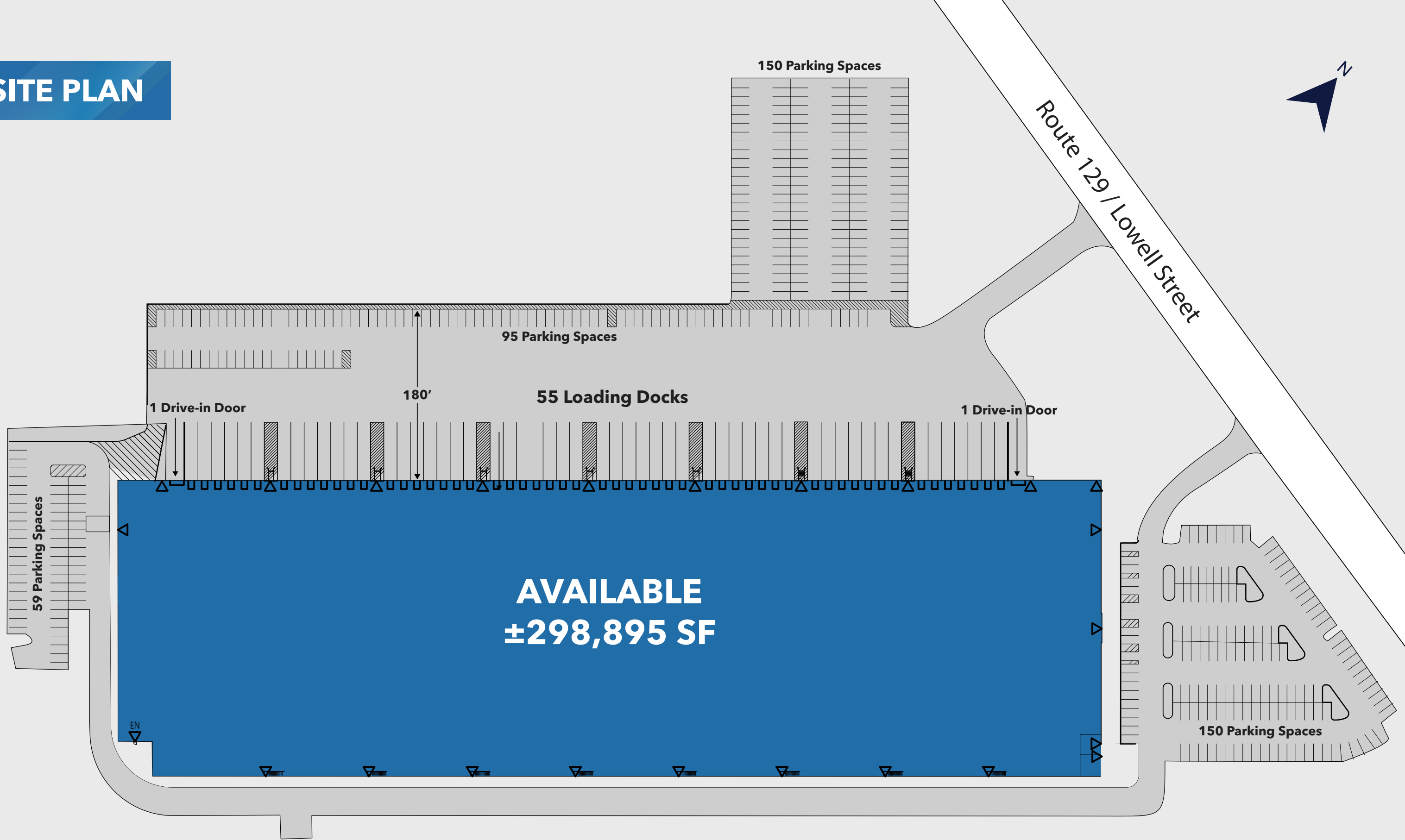
FLOOR PLAN



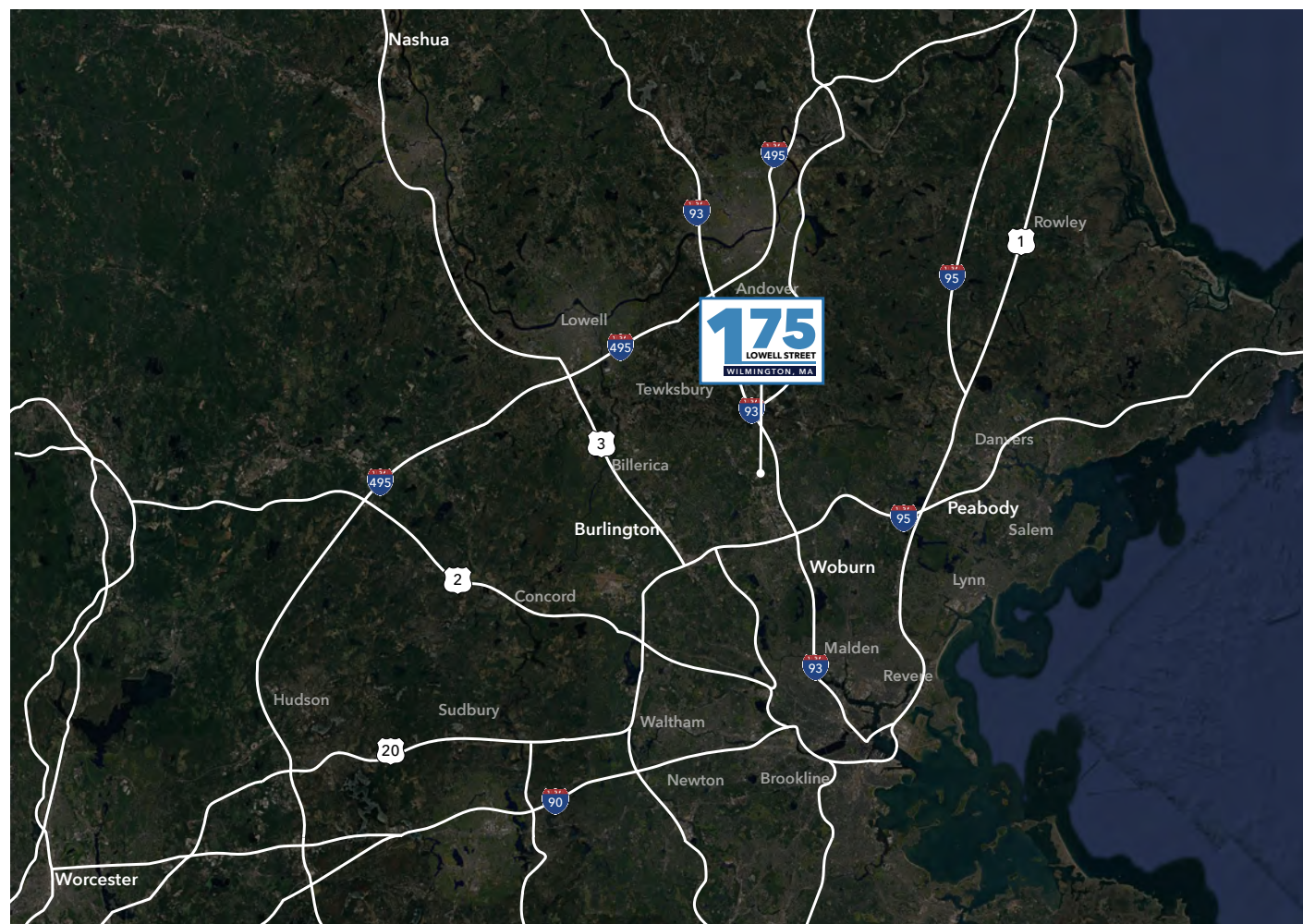
SUBDIVISION FLOOR PLAN



SITE PLAN



LOCATION MAP



CORPORATE NEIGHBORS MAP



DISTANCE TO



Route 129 Adjacent	Interstate 93 3 Minutes 1.1 Miles
Interstate 95 8 Minutes 4.2 Miles	Boston, MA 19 Minutes 15.2 Miles

DEMOGRAPHICS

POPULATION	PER CAPITA INCOME
30 Minute Drive 2.04M	30 Minute Drive \$130K
60 Minute Drive 4.92M	60 Minute Drive \$114K

175

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