

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

±92,478 SF AVAILABLE

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 offers ±92,478 SF of space for lease, and with expansive auto and trailer parking availability, is well-suited to accommodate a wide variety of tenant needs.

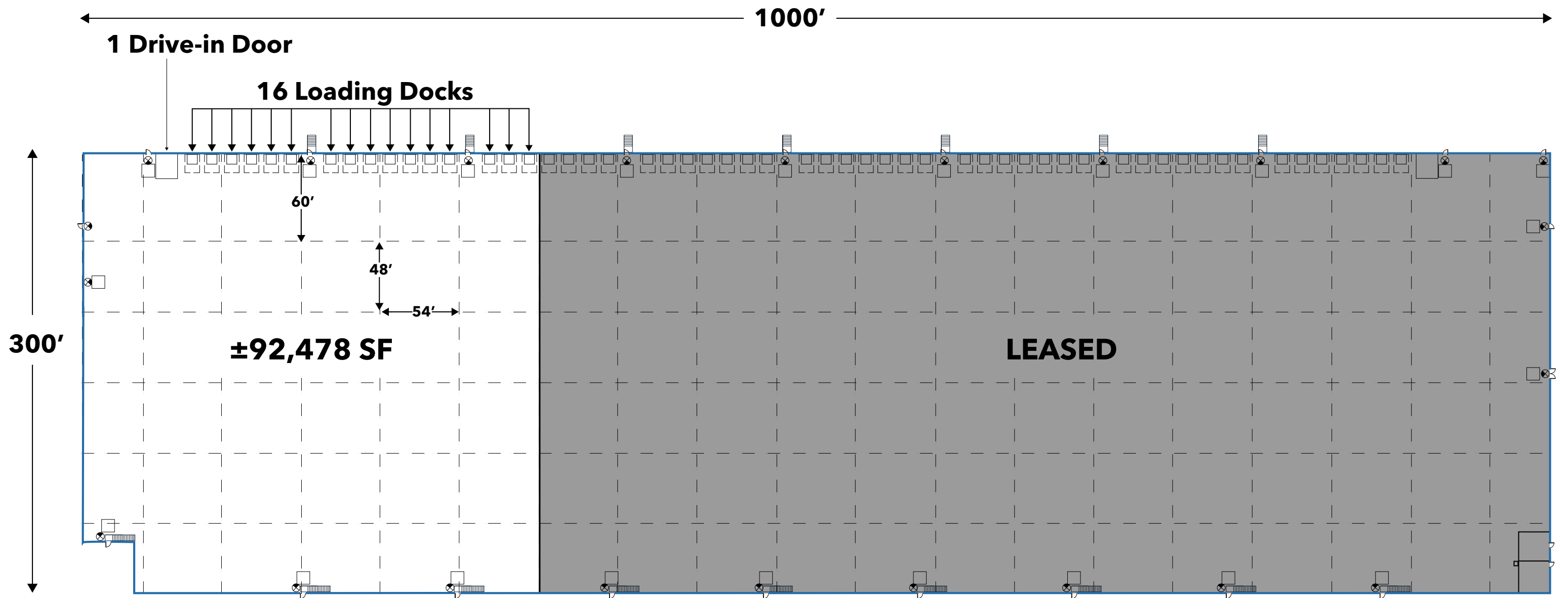


BUILDING SPECS

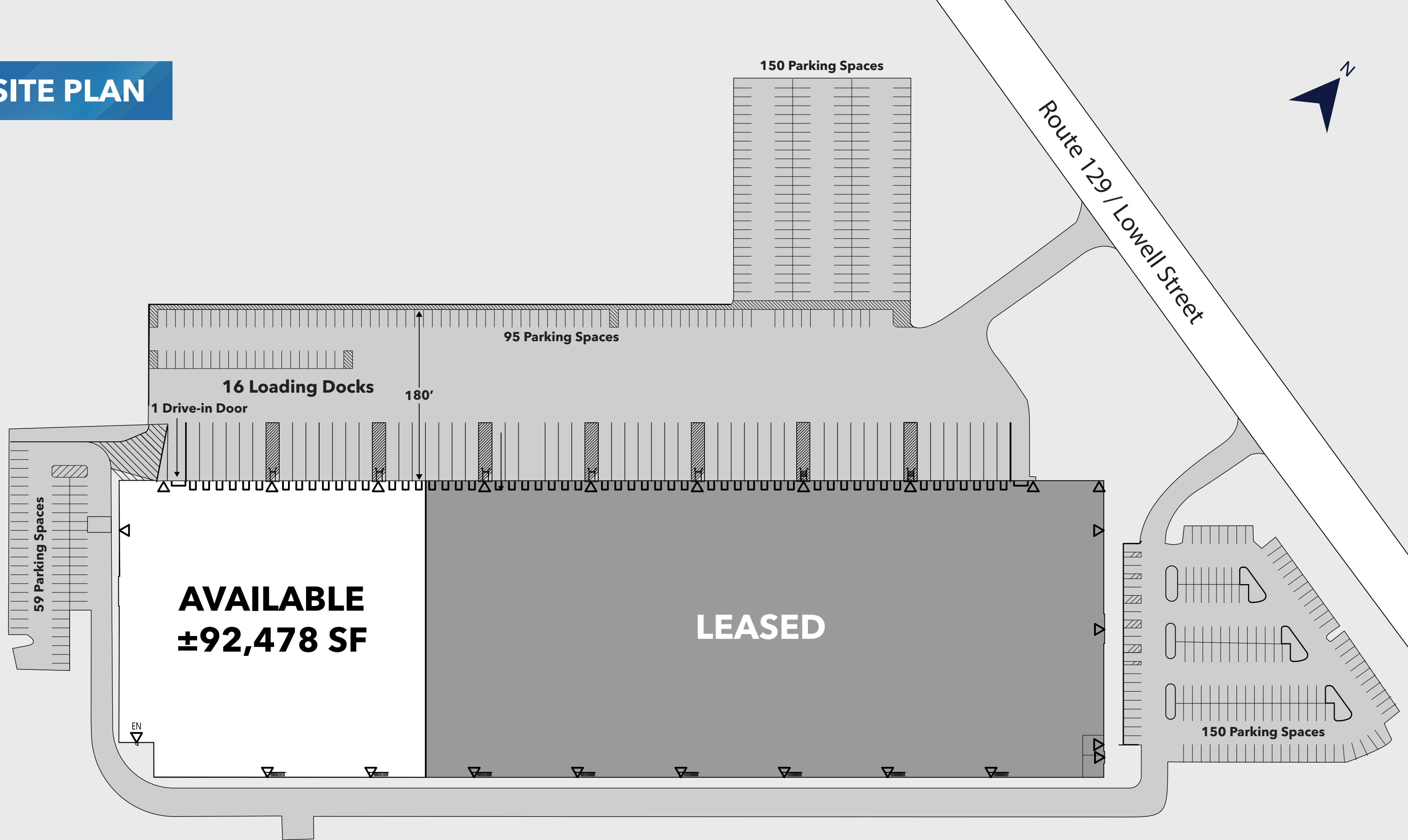
AVAILABLE SF	±92,478 SF
LOT SIZE	34.6 Acres
LOADING (TO SUITE)	16 Loading Docks, 1 Drive-in Door
CLEAR HEIGHT	36’
POWER (TO SUITE)	800 Amps, 480V/277, 3-Phase (expandable)
PARKING /TRUCK COURT (TO SUITE)	100 auto spaces, inclusive of 59 at front entrance Capacity to Restripe for Additional Trailer Spaces 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



SITE PLAN



LOCATION MAP



CORPORATE NEIGHBORS MAP



DISTANCE TO



Route 129
Adjacent

Interstate 95
8 Minutes | 4.2 Miles

Interstate 93
3 Minutes | 1.1 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

LOWELL STREET
WILMINGTON, MA



JOE FABIANO

+1 781 844 7893

joe.fabiano@jll.com

JAMEY LIPSCOMB

+1 617 833 3777

james.lipscomb@jll.com

RACHEL MARKS

+1 508 259 2440

rachel.marks@jll.com

BRIAN TISBERT

+1 978 273 6379

brian.tisbert@jll.com



DOGWOOD
INDUSTRIAL PROPERTIES



TPG

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only.

There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.