

FULL LAB / FLEX BUILDING OPPORTUNITY

10

TECHNOLOGY DRIVE



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

10 TECHNOLOGY DRIVE | 28,500 - 57,000 SF LAB/FLEX SPACE

10 Technology Drive is a 57,000 SF two-story building located in the Drum Hill Technology Center. Drum Hill is an 800,000 SF master-planned development of office and R&D space.


The building is uniquely positioned to accommodate office, R&D, Lab or flex users given the abundant power and tailboard loading at each level. Above average ceiling heights allow for a variety of uses.

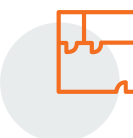
Conveniently located at the intersection of Route 3 via Exit 84, the building is located just north of Route 495 near the Merrimack River.





10 TECHNOLOGY DRIVE


project HIGHLIGHTS

- 

CEILING HEIGHT
14' 10" TO DECK
- 

SUBDIVIDABLE
BUILDING SUBDIVIDES TO 27,500 SF
- 

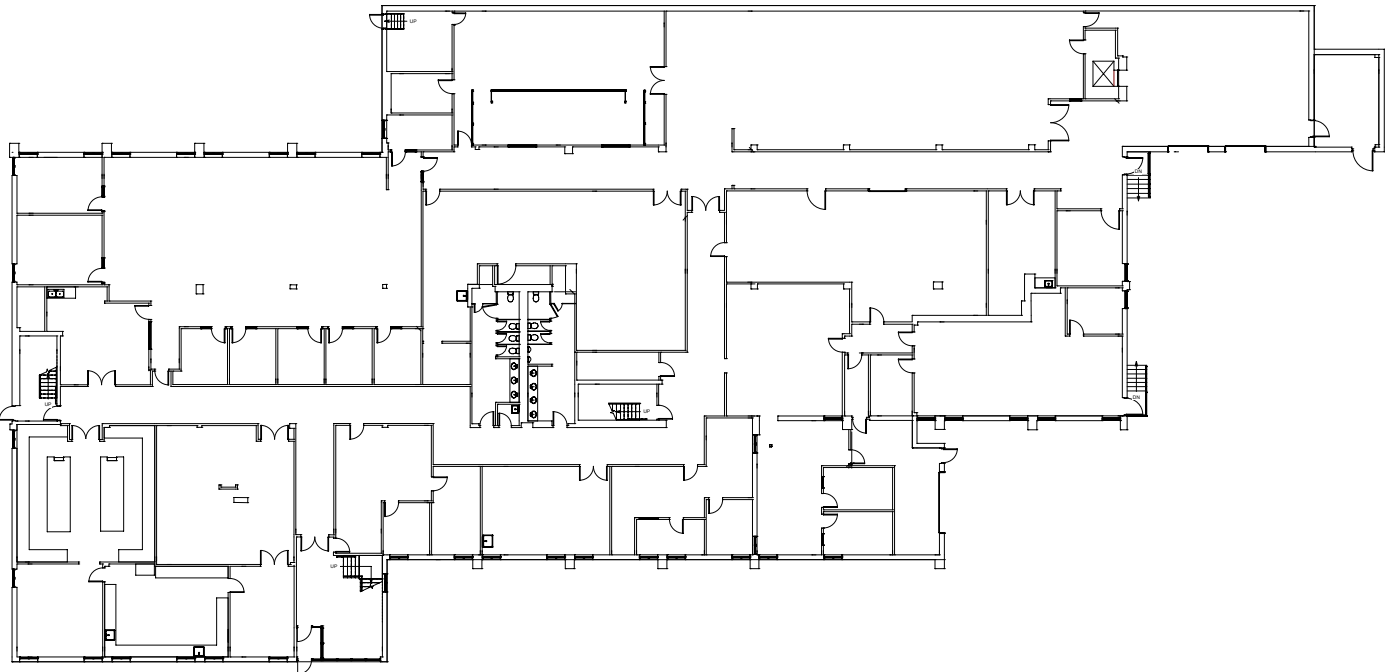
AMPLE POWER
- 

LAB/FLEX SPACE
SPACE SUITABLE FOR A VARIETY OF TENANTS
- 

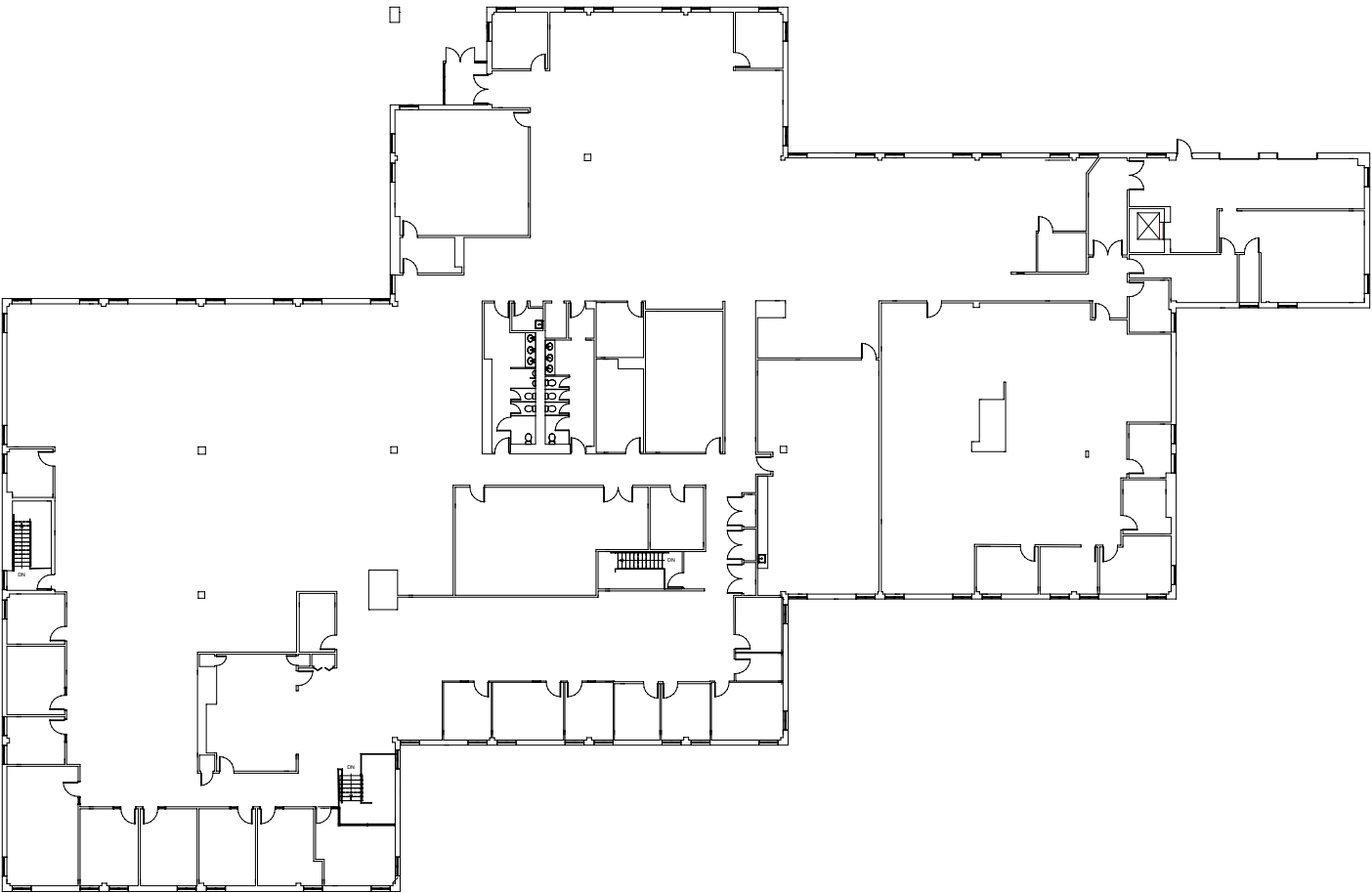
LOADING
ACCESS TO LOADING ON BOTH FLOORS

BUILDING PROFILE	
Rentable Area	57,000 SF
Year Built	1983
Building Height	2 stories
Site Area	5.52 Acres, approx. 240,610 SF
Parking	158 Surface spaces
Docks	Four (4) loading docks Two (2) tailboard docks per floor
CONSTRUCTION	
Foundation	Cast-in-place, reinforced concrete foundations with concrete slabs-on-grade
Structure	Steel columns, beams and joists with brick veneer
Facade	Brick with metal trim
Roof	Ballasted, single-ply, EPDM-membrane with metal flashing 30'x40'
Column Spacing	30' x 40'
Ceiling Height	14' 10" to deck
BUILDING SYSTEMS	
HVAC	17 units ranging from 2 ton to 15 ton splits. Units have been replaced as-needed and the average unit age is approx. 7 years.
Electric Service	3200 amp capacity
Elevators	One (1)
Fire & Life Safety	Multiple-zone fire alarm control panel with auto-dialer tying the system to 24-hour monitoring and full-coverage wet-pipe sprinkler system
Generator	Natural gas 100kva
Sewer	Municipal sewer
UTILITY PROVIDERS	
Gas, Electric, Water/Sewer	City of Lowell

10 TECHNOLOGY DRIVE | 28,500 - 57,000 SF LAB/FLEX SPACE



1st Floor*
28,500 SF



2nd Floor*
28,500 SF



AREA AMENITIES

[WITHIN 3-MILE RADIUS OF 10 TECHNOLOGY DRIVE]



138 | Retail



34 | Fitness



37 | School



146 | Restaurants



5 | Hotels



63 | Entertainment



35 MINUTES
TO BOSTON LOGAN AIRPORT



16 MINUTES
TO ROUTE 128 / I-95



11 MINUTES
TO NEW HAMPSHIRE BORDER

AREA ACCESS

10

TECHNOLOGY DRIVE

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes 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. The Property may be withdrawn without notice. Neither Owner nor JLL accepts 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 regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.

Brian Tisbert
+1 617 531 4115
brian.tisbert@am.jll.com

Chris Lawrence
+1 617 316 6529
christopher.lawrence@am.jll.com

Jamey Lipscomb
+1 617 531 4109
james.lipscomb@am.jll.com

