

*Industrial Property FOR SALE*

# 85 South Street

Lowell, Massachusetts



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FOR SALE

# 85 South Street

Lowell, Massachusetts

Nordlund Associates is pleased to offer two properties for sale at 186 Appleton St. and 85 South St., Lowell, MA.

85 South St. is a +/-7,128 square foot industrial building with 5 grade level doors, 15' clear height, floor drains with oil/water separator, and +/- 500 square feet of office.

186 Appleton St. is a gas station with canopy, six pumps, a 6,000 gallon diesel tank installed in 2001, 10,000 gallon regular gas tank and 6,000 super gas tank, installed in 2017. The properties sit on .53 acres and are being offered together as a unit.

**Asking Price: \$1,760,000**

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## Location Description

Property is located in central Lowell, .6 miles from the Lowell Connector, and 2.6 miles from I-495. It is in close proximity to the Massachusetts RMV, UMass Lowell, and the Tsongas Center.



## Property Highlights



### Functional Site Layout

0.53 Acre Lot with Parking and  
12-17' Clear Heights



### Flexible Industrial Use

7,100 SF with  
Five Grade-Level Doors



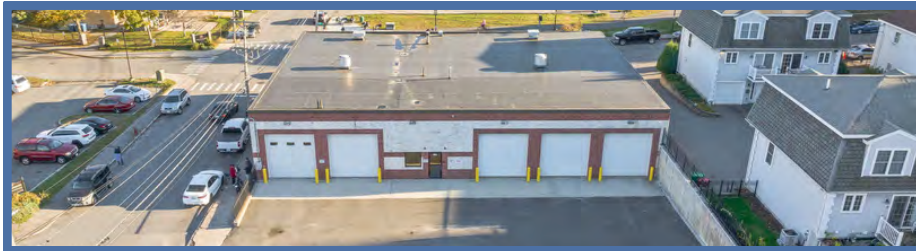
### Prime Lowell Location

Close to I-495, Route 3, and the  
NH border.

# Property Specifications



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**85 South Street**

**Address**

**Total Building SF**

7,128 SF

**Office / Warehouse:**

462 SF / 6,660 SF

**Ceiling Height**

15' under joist, 17'6" to deck

**Loading**

5 Grade-Level Doors

**Power**

225A / 240V

**Parking**

10 Spaces

**Lighting**

LED

**HVAC**

A/C in Office

**Year Built:**

1950

**Water & Sewer**

Municipal

**Gas & Electric**

National Grid

**Fire Suppression**

No

**Includes**

186 Appleton Street - a Fuel Station Kiosk with 6 Gas Pumps

## Property Overview

**Sale Price**

\$1,760,000

**Lot Size**

0.53 Acres

**Zoning**

UMU  
(Mixed-Use)

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85 South Street



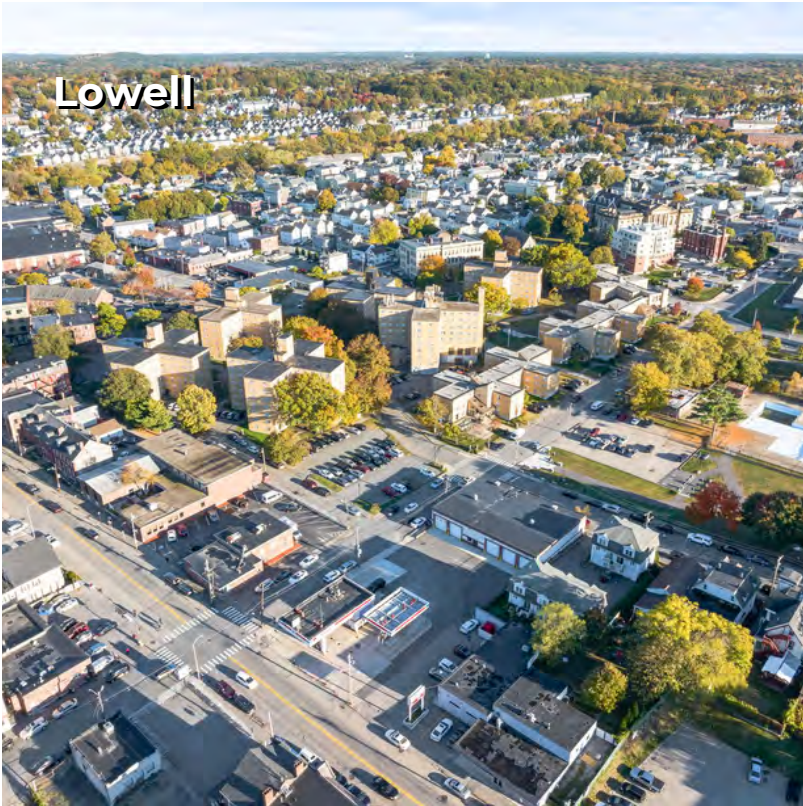
85 South Street



85 South Street



Lowell



85 South Street



Lowell



# Aerial Breakdown



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3



**Lowell Connector**

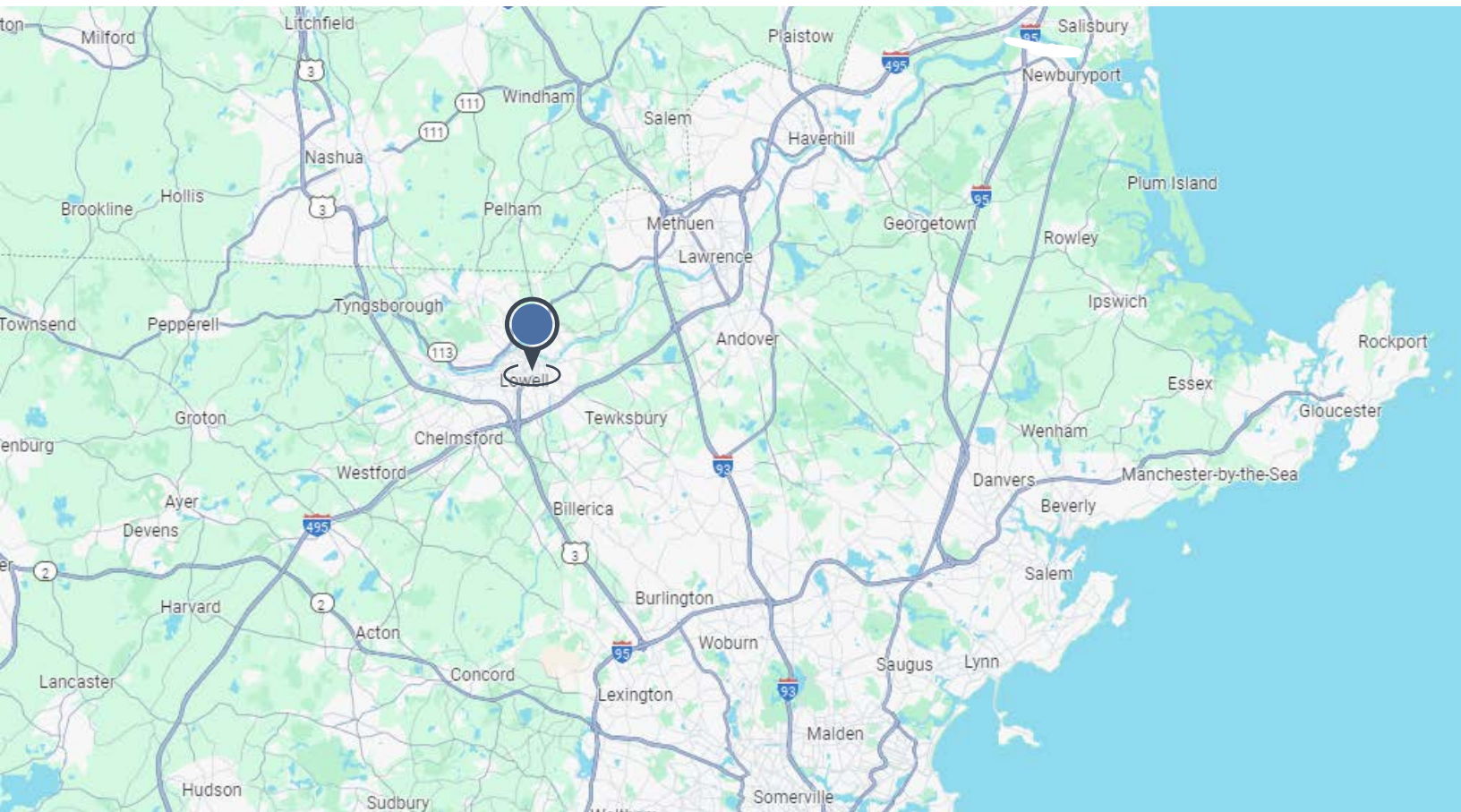
**85 South Street**

**South Street**

**Appleton Street**

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## Distances

Route 3:

**2.5 Miles**



NH Border:

**4.0 Miles**

I-495:

**2.5 Miles**



Lowell Connector:

**0.35 Miles**



# FOR MORE INFORMATION

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