



Cross River Center

www.crossrivercenter.com



1001 PAWTUCKET BOULEVARD
LOWELL, MA 01854



HIGH POWERED

20 MW+

23,000
VOLTS

37,000+
AMPS

**±375,000 RSF AVAILABLE
MANUFACTURING, OFFICE, R&D FOR LEASE**

- HIGHEST POWERED AVAILABLE BUILDING IN THE STATE
- DIVISIBLE OPPORTUNITIES AVAILABLE

FARLEY | WHITE
INTERESTS

 **CUSHMAN &
WAKEFIELD**

OVERVIEW

3-story high tech, robust, manufacturing, R&D, office opportunity.

Totaling at 836,000 square feet, Cross River Center offers abundant space for a wide range of operations from a call center to pharmaceutical/research to medical device manufacturing and more.

Exceptional electrical and HVAC capacity ensures the building's long-term suitability for technology-oriented tenants.

Conveniently located off Route 113, minutes from downtown Lowell and the University of Massachusetts Lowell campus, and easily accessible from Routes 3 and 495. The surrounding greater Merrimack Valley is home to a sizeable professional and well-educated workforce.



BUILDING FEATURES

23,000
volts of power



17,800
amps of power
(Expendable)



43 acres
with expandability options



200 LB | SF
Live load



HVAC

5 chillers - 3,130 tons of capacity



1600
parking spots



24/7
Security Service



14
loading docks



14-30'
Clear height



Fitness
Center



Onsite
Management



Conference
Conference Center



Modern
full-service cafeteria



NEIGHBORHOOD FEATURES



Cross River Center is located just a mile up the Merrimack River from the center of Lowell, where you'll find dozens of charming shops and restaurants including:

- La Boniche Urban Bistro & Wine Bar and Cobblestones
- LeLacheur Park, home of the Lowell Spinners
- Tsongas Center at UMass Lowell
- An extensive walking/jogging trail along the Merrimack River
- Picturesque canals, an old time trolley system, and parks including BoardingHouse Park
- Patrick J. Mogan Cultural Center
- Lowell Summer Music Series at Boarding House Park
- The Boott Cotton Mills Museum



The Suffolk Mill Turbine Exhibit The Cross River Center is conveniently located near the Lowell-DracutTyngsboro State Forest and its extensive recreational resources, including mountain biking and hiking.



MAP

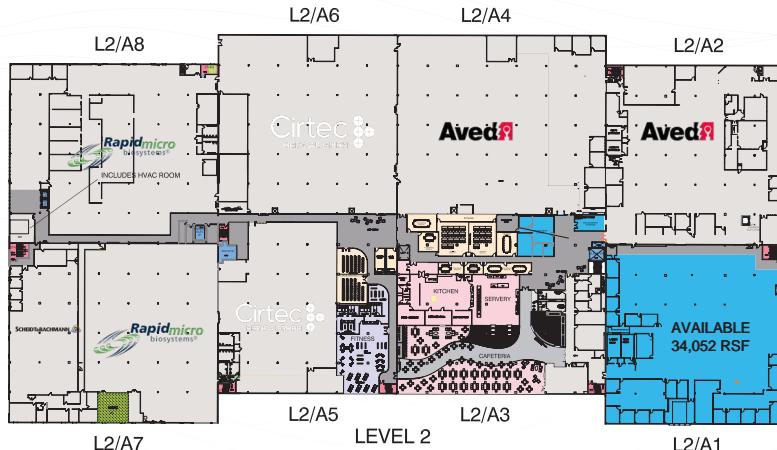


FLOOR PLANS

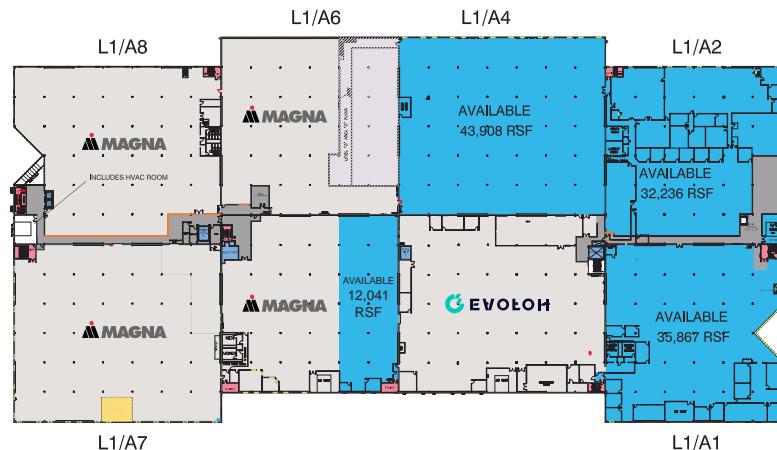
**TOTAL SF
373,010 SF
DIRECT WITH OWNERSHIP**

**DIVISIBLE
OPPORTUNITIES
AVAILABLE**

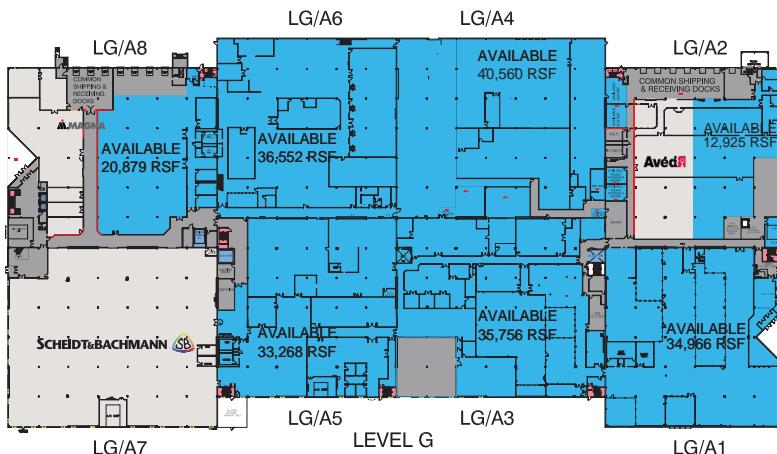
THIRD FLOOR - 34,052 SF



SECOND FLOOR - 124,052 SF



FIRST FLOOR - 214,906 SF



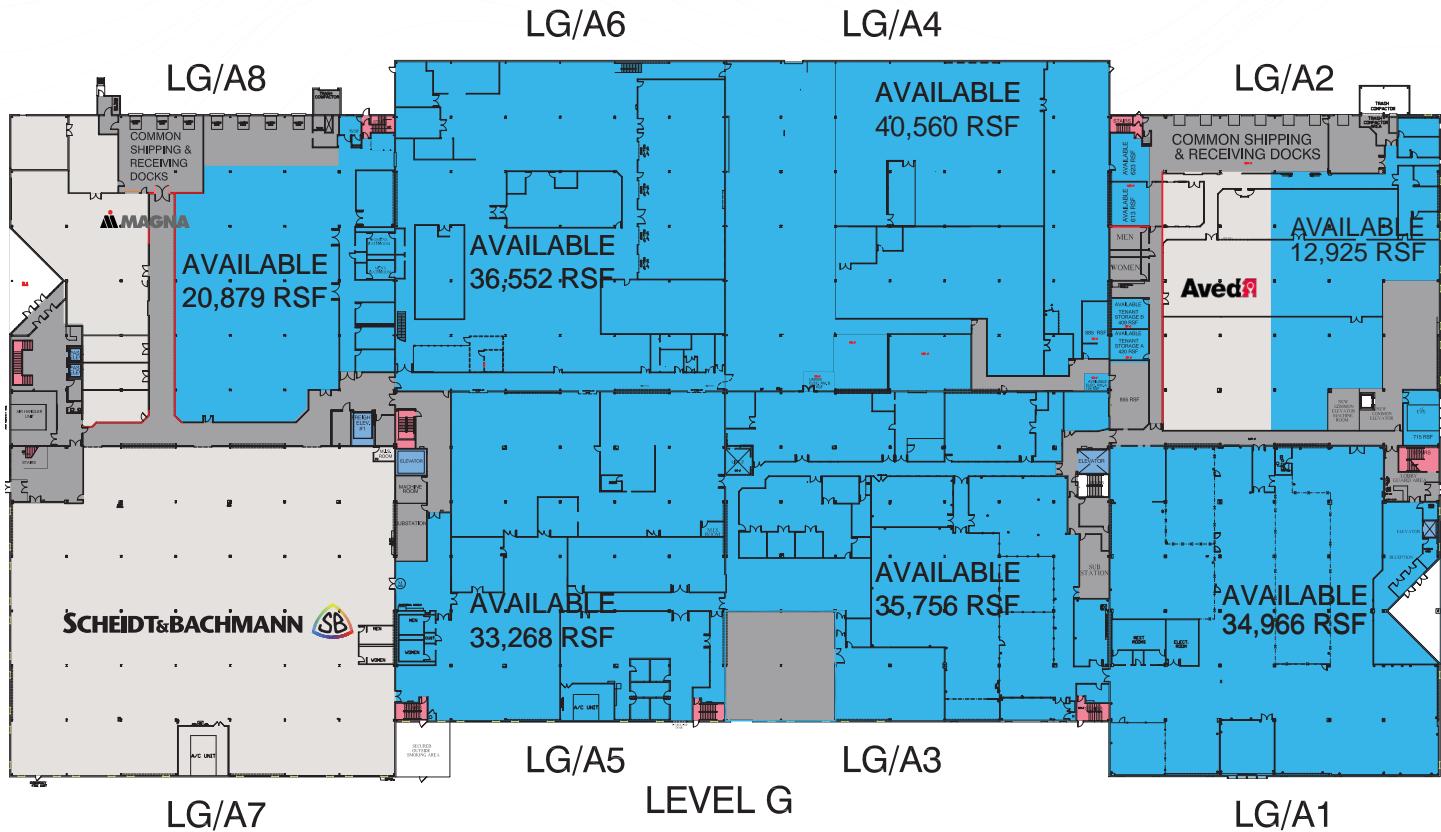
LEASED

AVAILABLE AREA

CIRCULATION

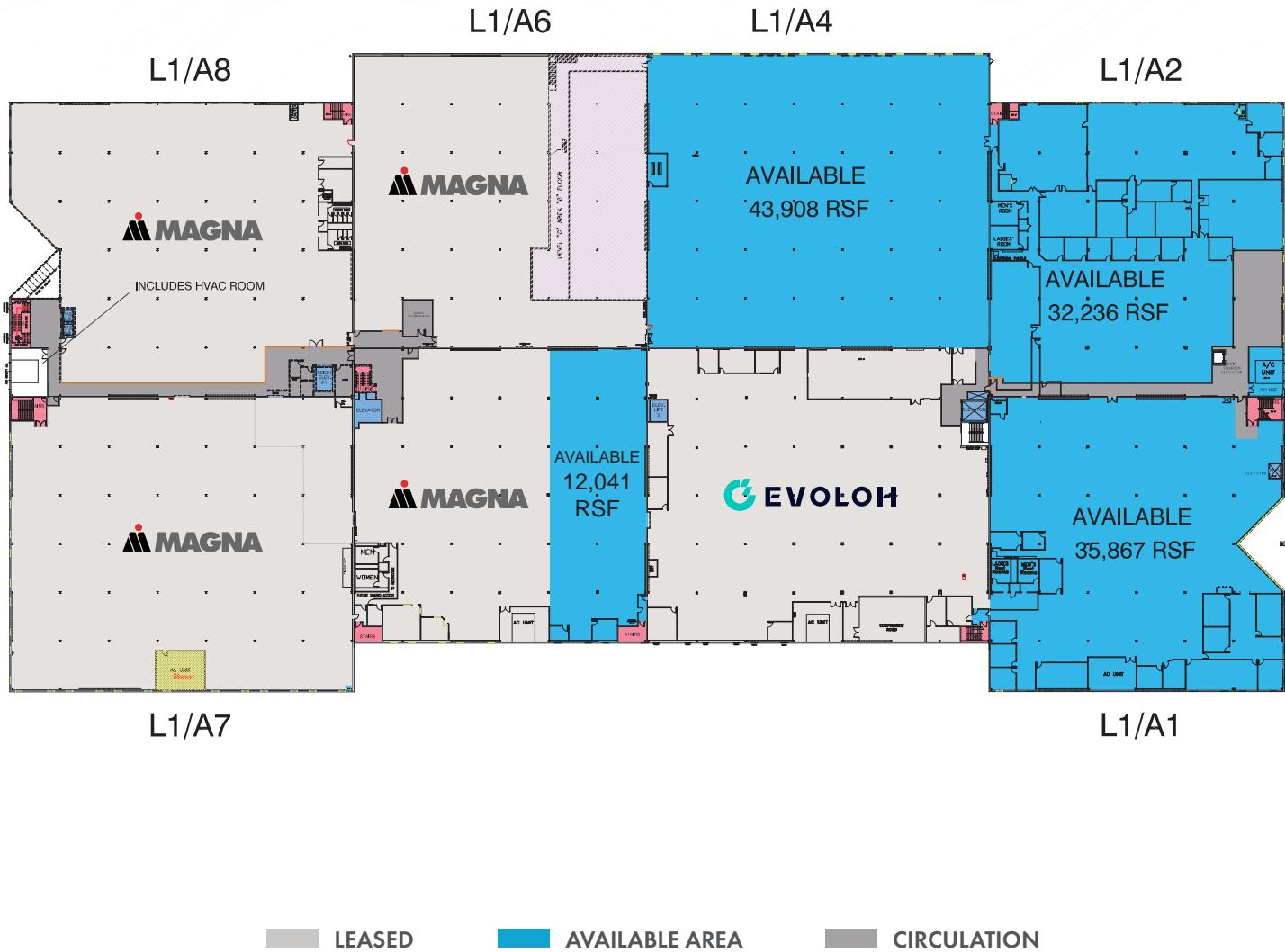
FLOOR PLANS

FIRST FLOOR - 214,906 SF



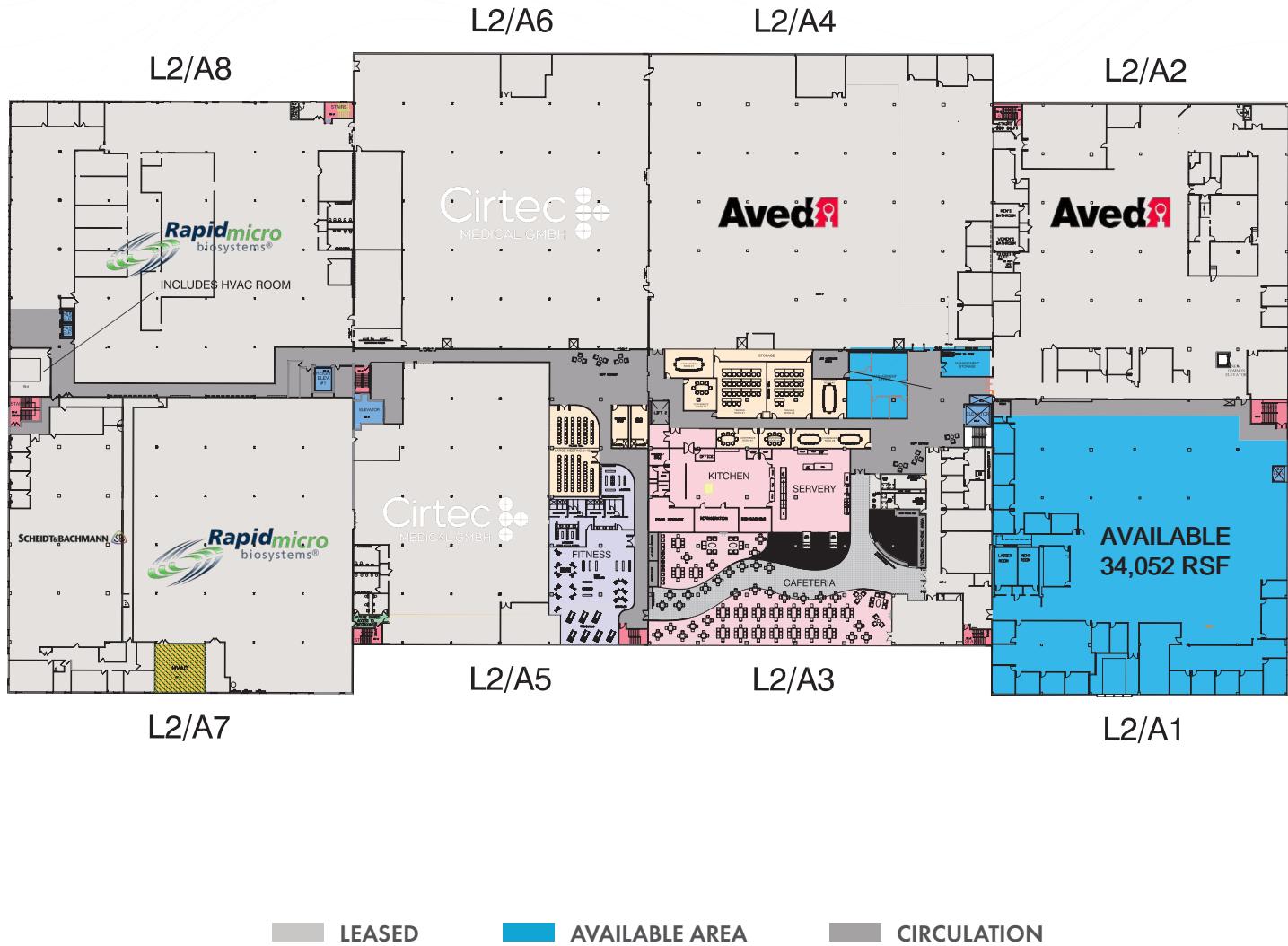
FLOOR PLANS

SECOND FLOOR - 124,052 SF



FLOOR PLANS

THIRD FLOOR - 34,052 SF



STACKING PLAN

DIVISIBLE
OPPORTUNITIES
AVAILABLE



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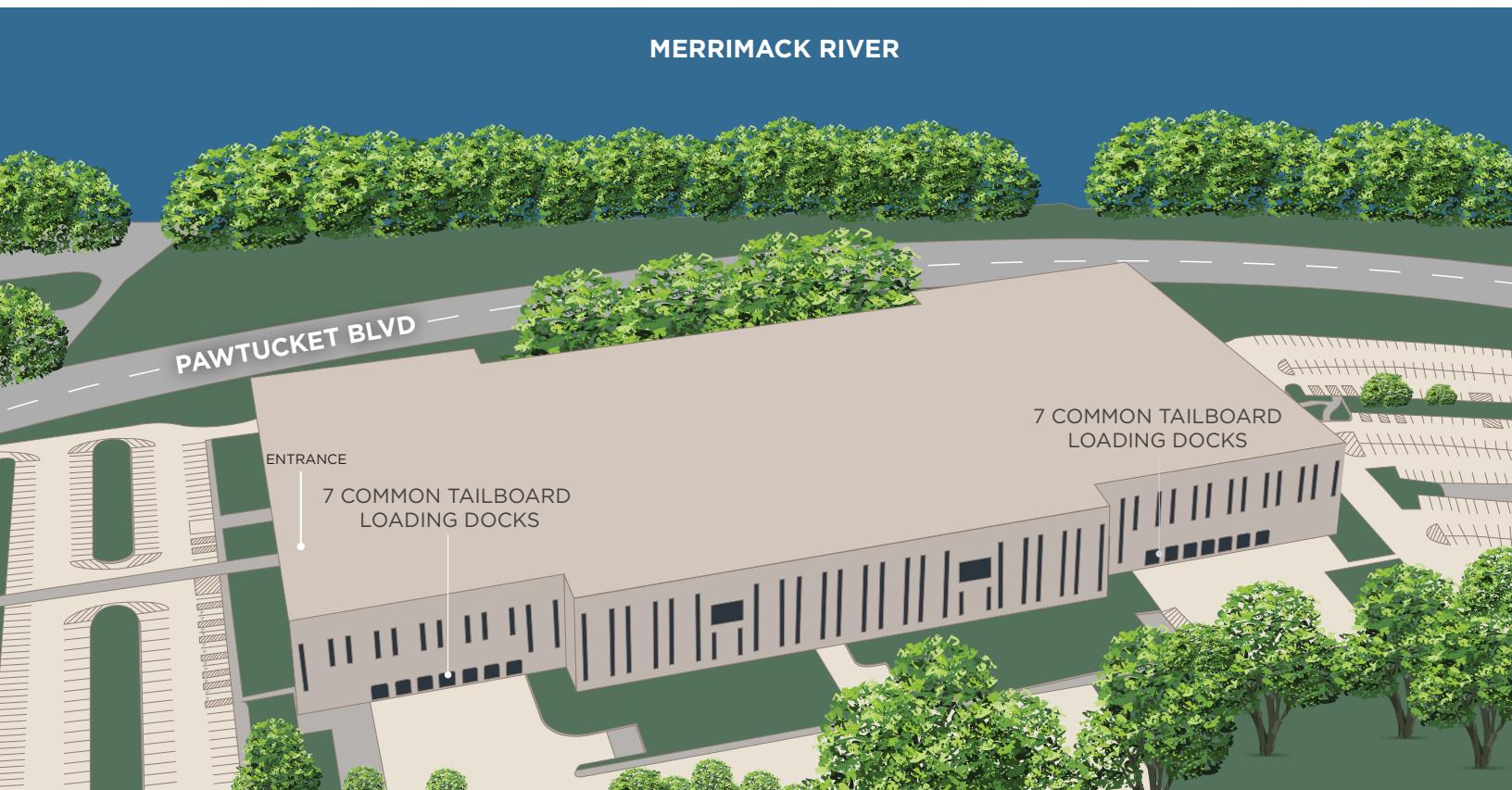
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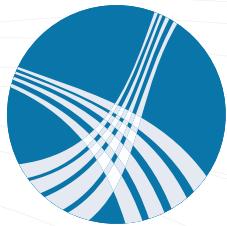
LOADING DOCKS



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