



# Cross River Center

[www.crossrivercenter.com](http://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

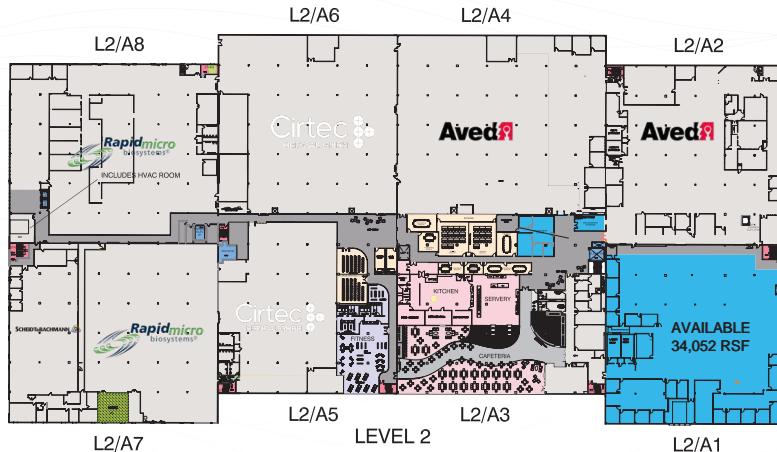


# FLOOR PLANS

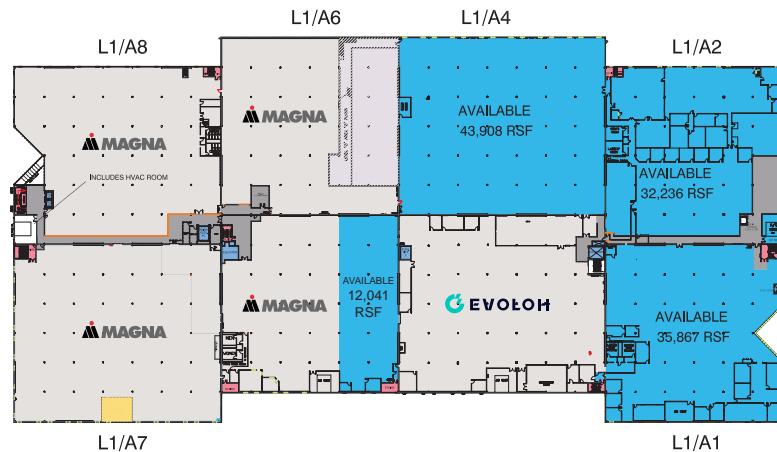
**TOTAL SF  
373,010 SF  
DIRECT WITH OWNERSHIP**

**DIVISIBLE  
OPPORTUNITIES  
AVAILABLE**

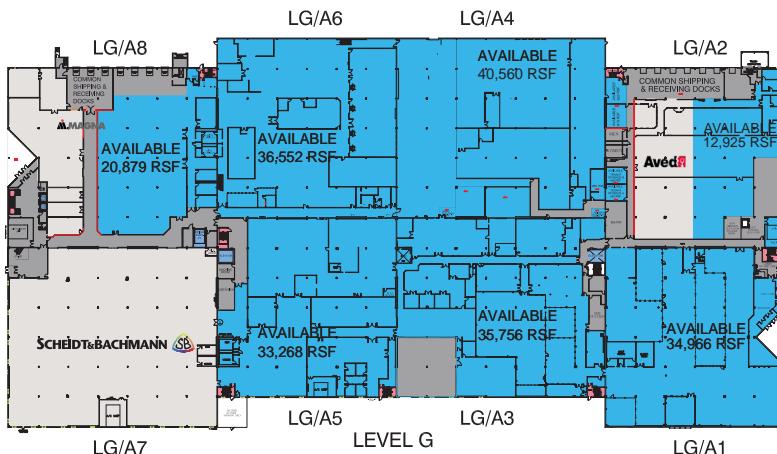
**THIRD FLOOR - 34,052 SF**



**SECOND FLOOR - 124,052 SF**



**FIRST FLOOR - 214,906 SF**



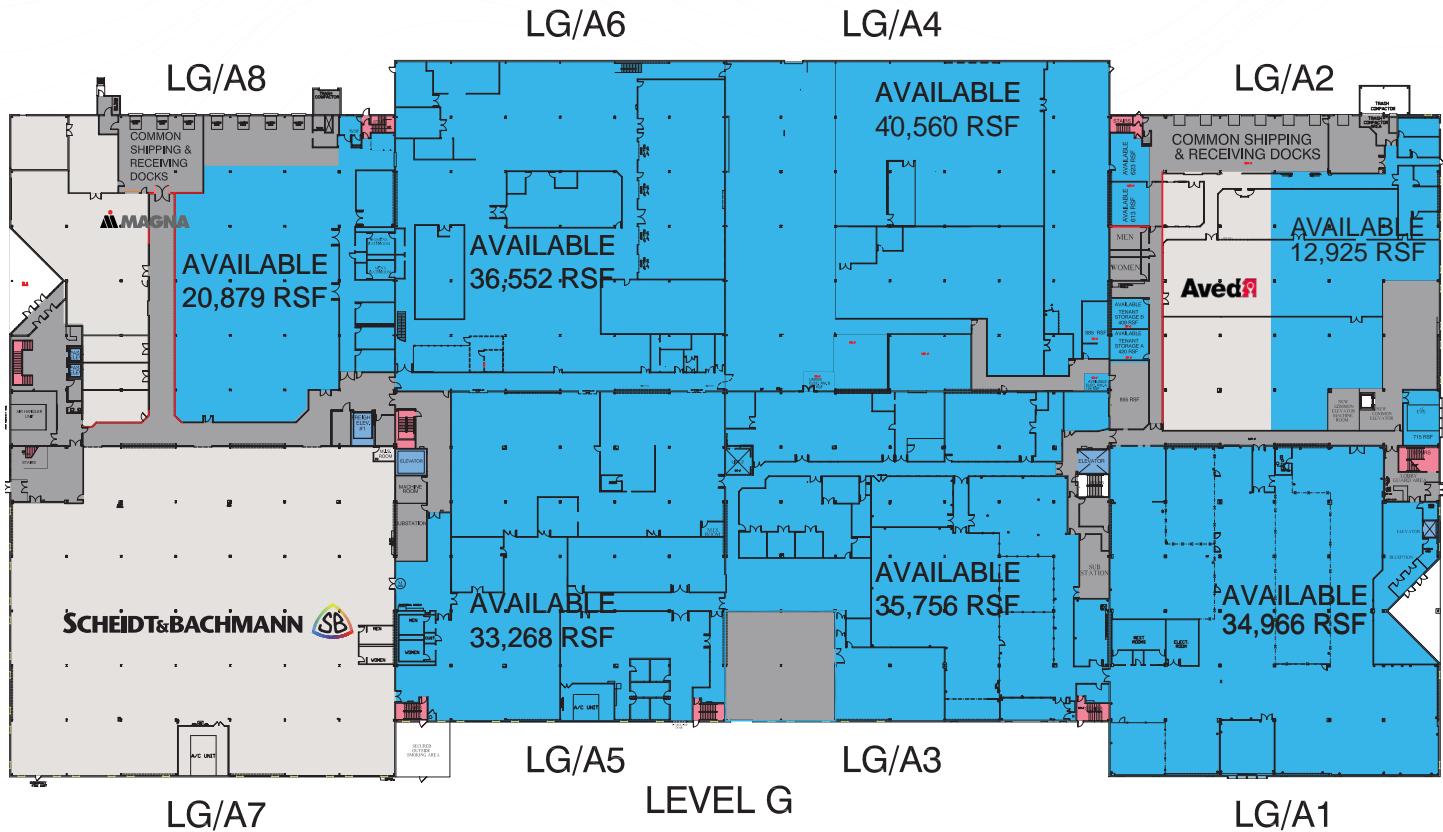
LEASED

AVAILABLE AREA

CIRCULATION

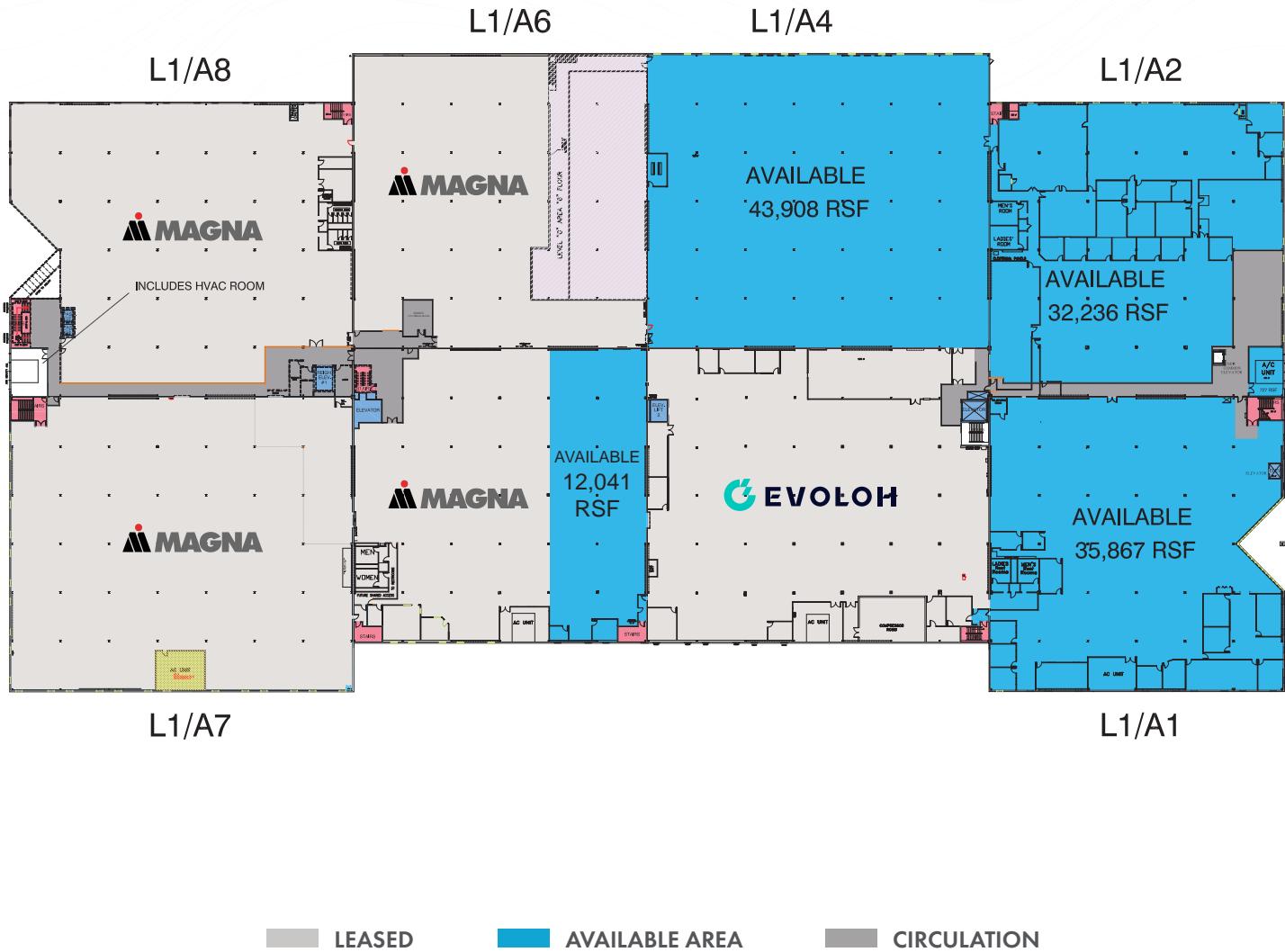
# FLOOR PLANS

## FIRST FLOOR - 214,906 SF



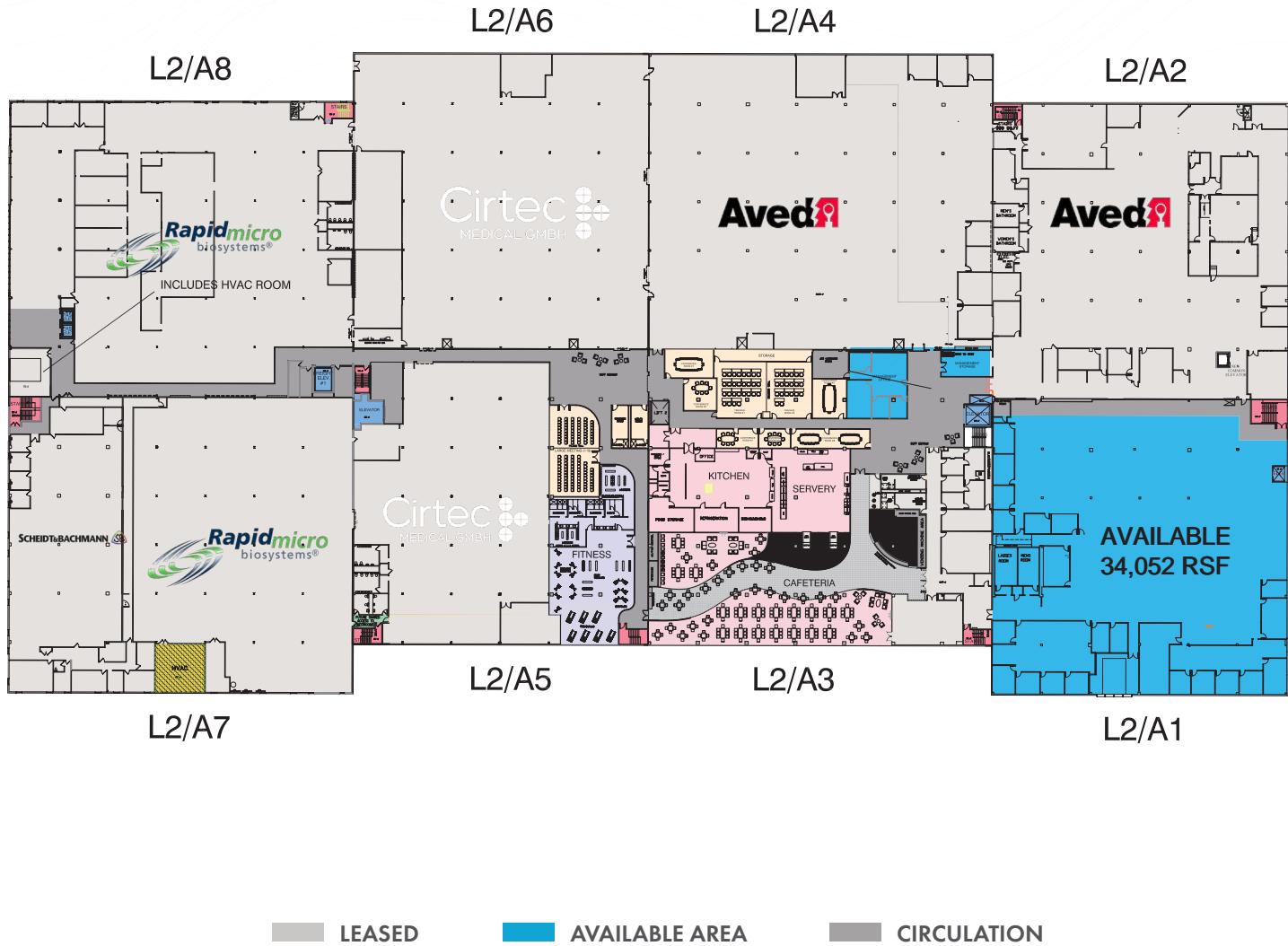
# FLOOR PLANS

## SECOND FLOOR - 124,052 SF



# FLOOR PLANS

## THIRD FLOOR - 34,052 SF



# STACKING PLAN

DIVISIBLE  
OPPORTUNITIES  
AVAILABLE



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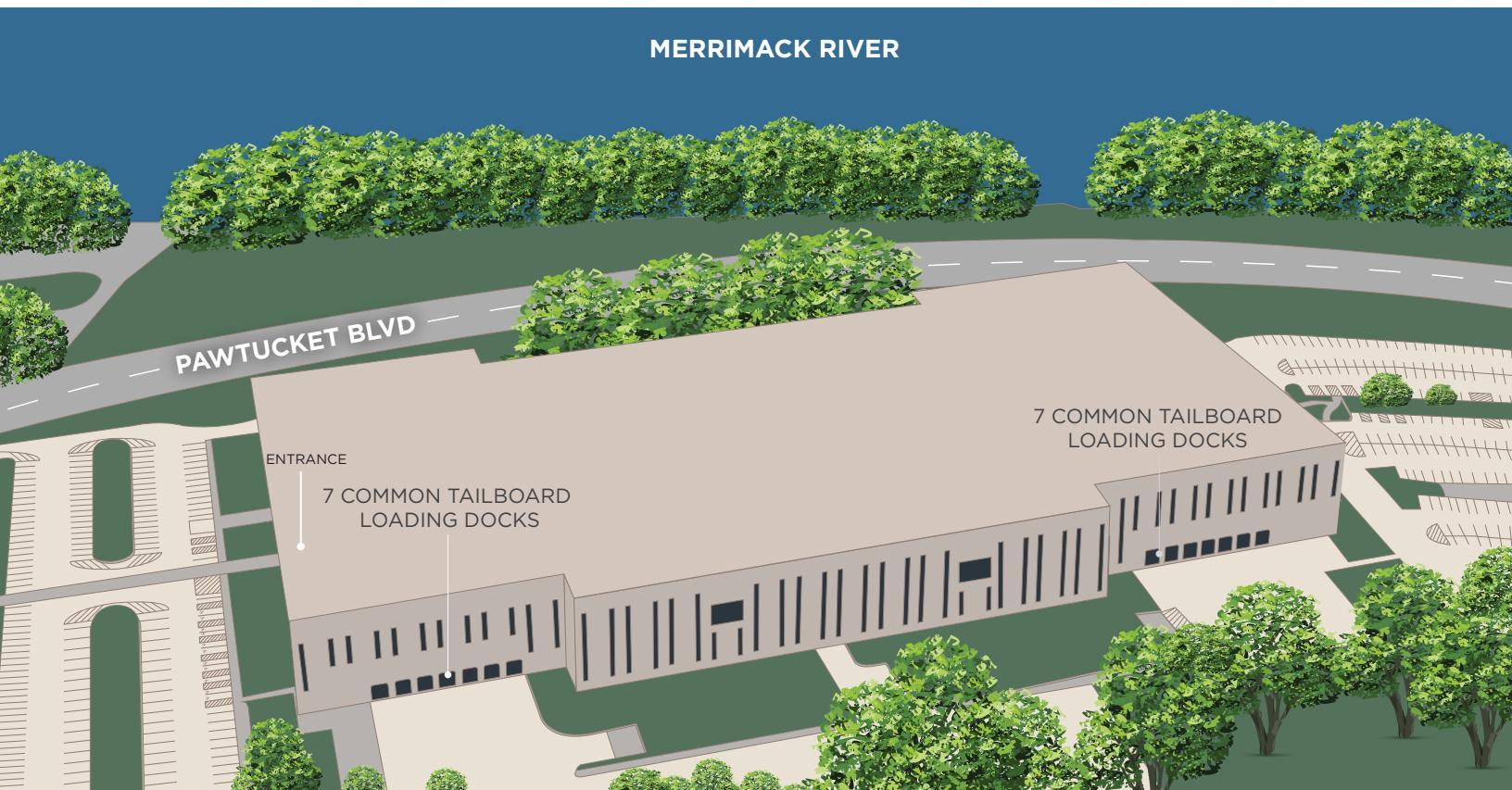
**TOTAL SF 373,010 SF DIRECT WITH OWNERSHIP**

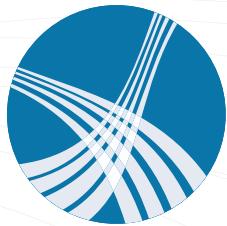
# LOADING DOCKS



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