



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**

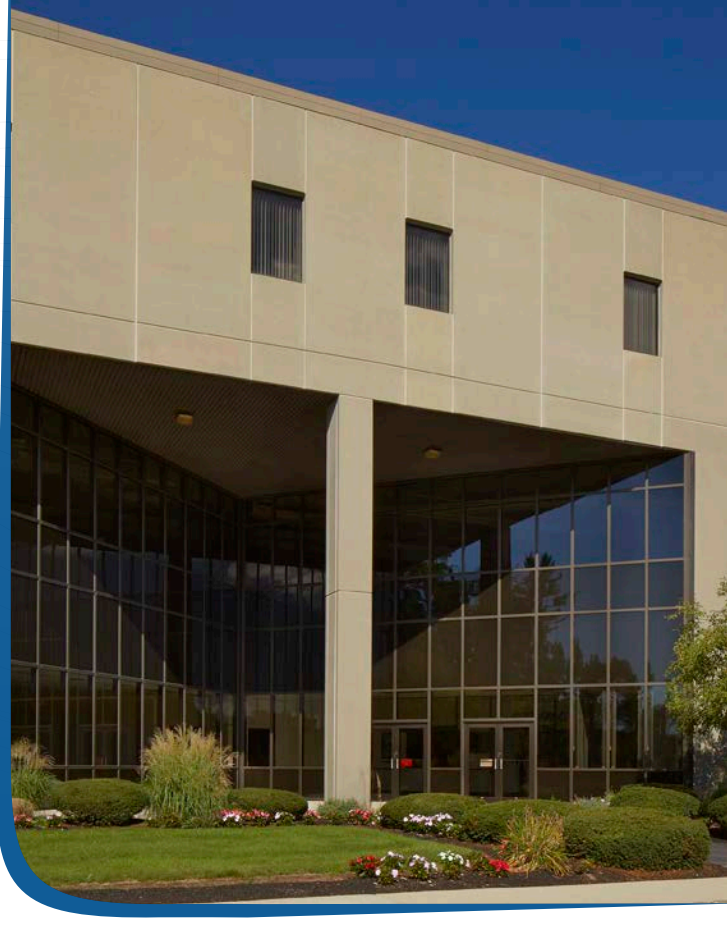
OVERVIEW

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



1600
parking spots



200 LB|SF
Live load



24/7
Security Service



HVAC
5 chillers - 3,130 tons of capacity



14
loading docks



14-30'
Clear height



Fitness
Center



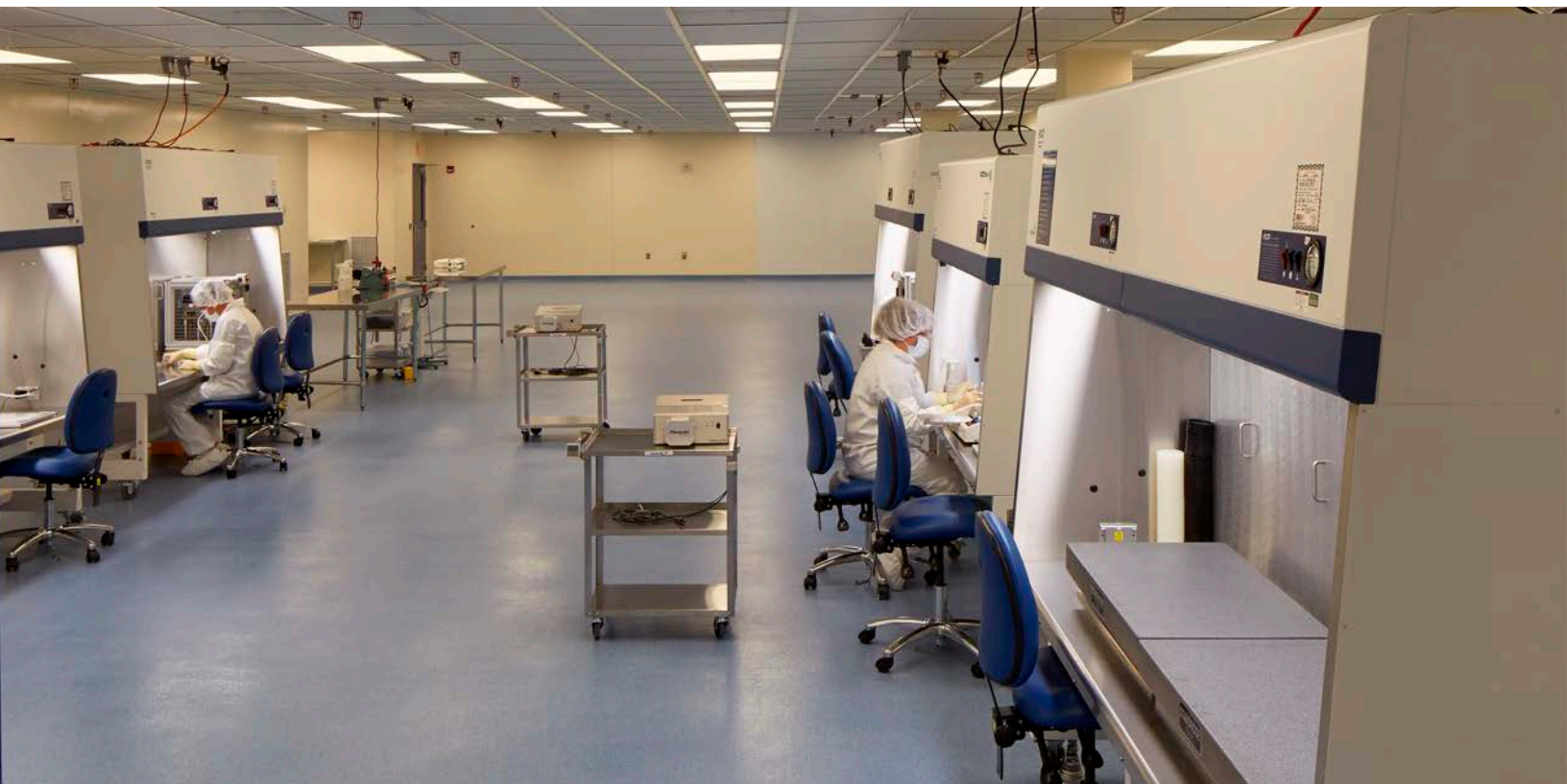
Onsite
Management



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:

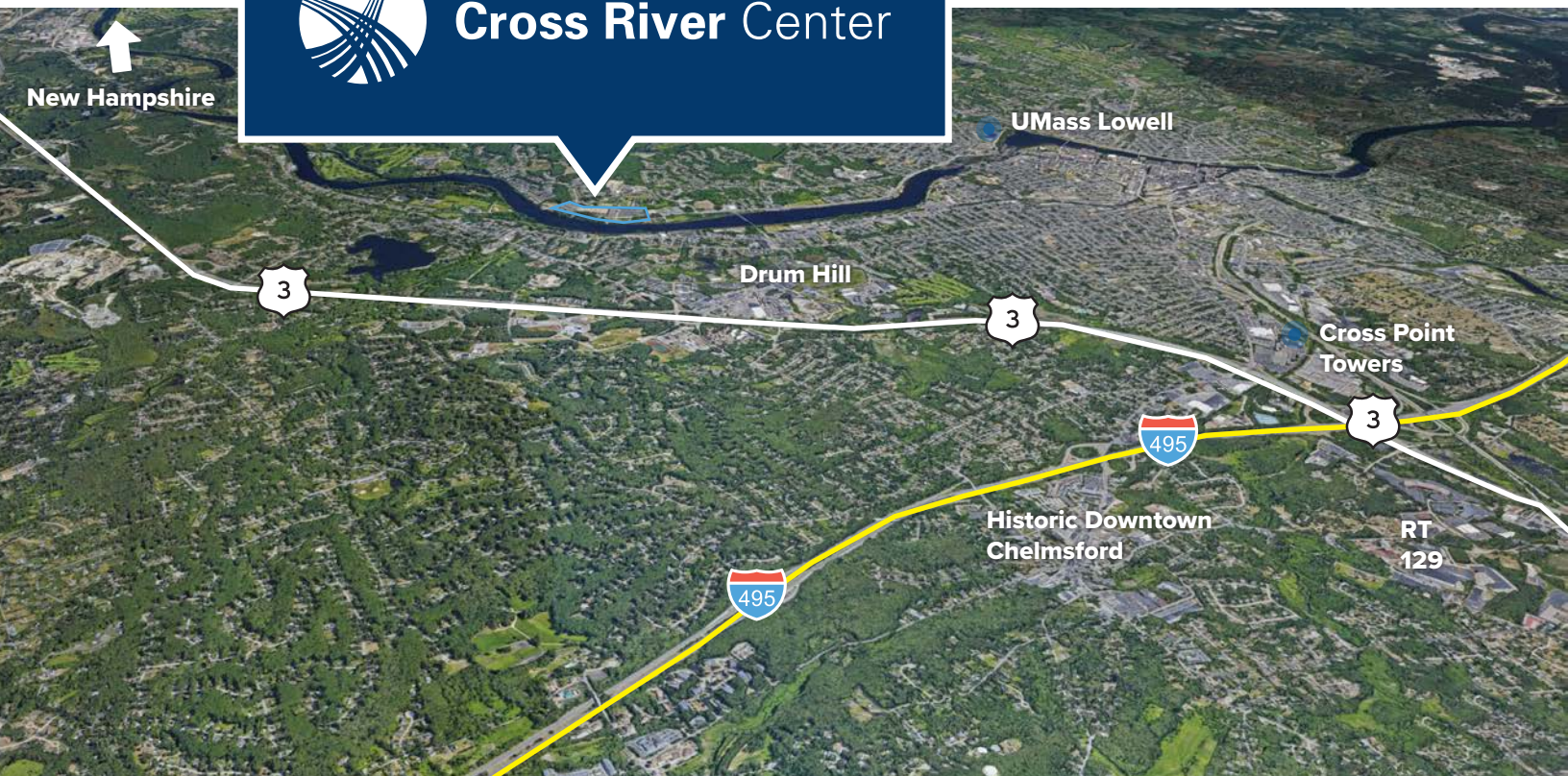
- La Boniche Urban Bistro & Wine Bar and Cobblestones
- LeLacheur Park, home of the Lowell Spinners
- Tsongas Center at UMass Lowell
- An extensive walking/jogging trail along the Merrimack River
- Picturesque canals, an old time trolley system, and parks including BoardingHouse Park
- Patrick J. Mogan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





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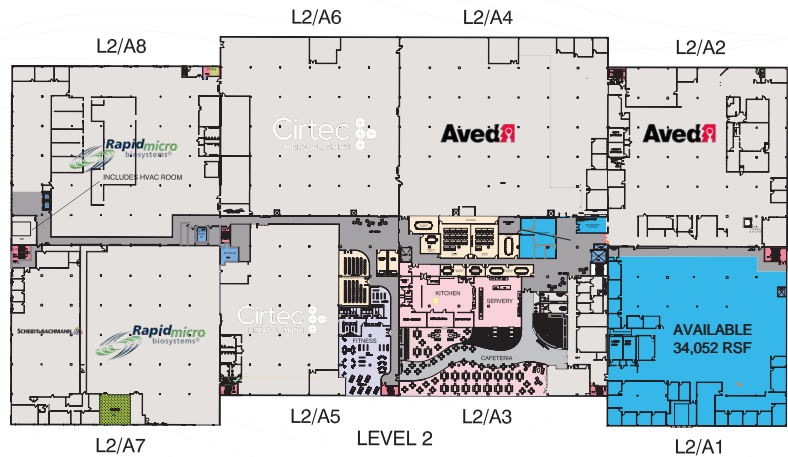


FLOOR PLANS

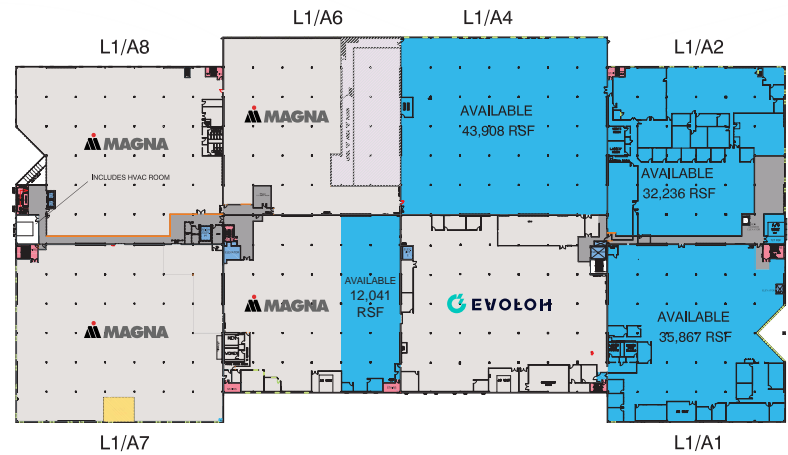
TOTAL SF
373,010 SF
DIRECT WITH OWNERSHIP

DIVISIBLE
OPPORTUNITIES
AVAILABLE

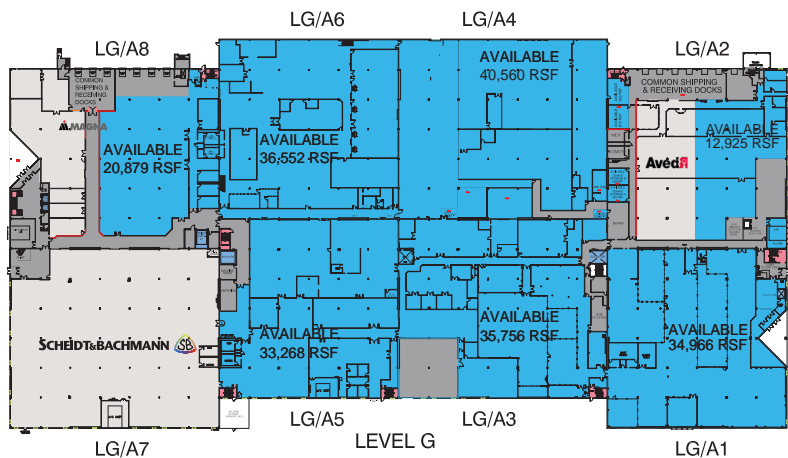
THIRD FLOOR - 34,052 SF



SECOND FLOOR - 124,052 SF



FIRST FLOOR - 214,906 SF



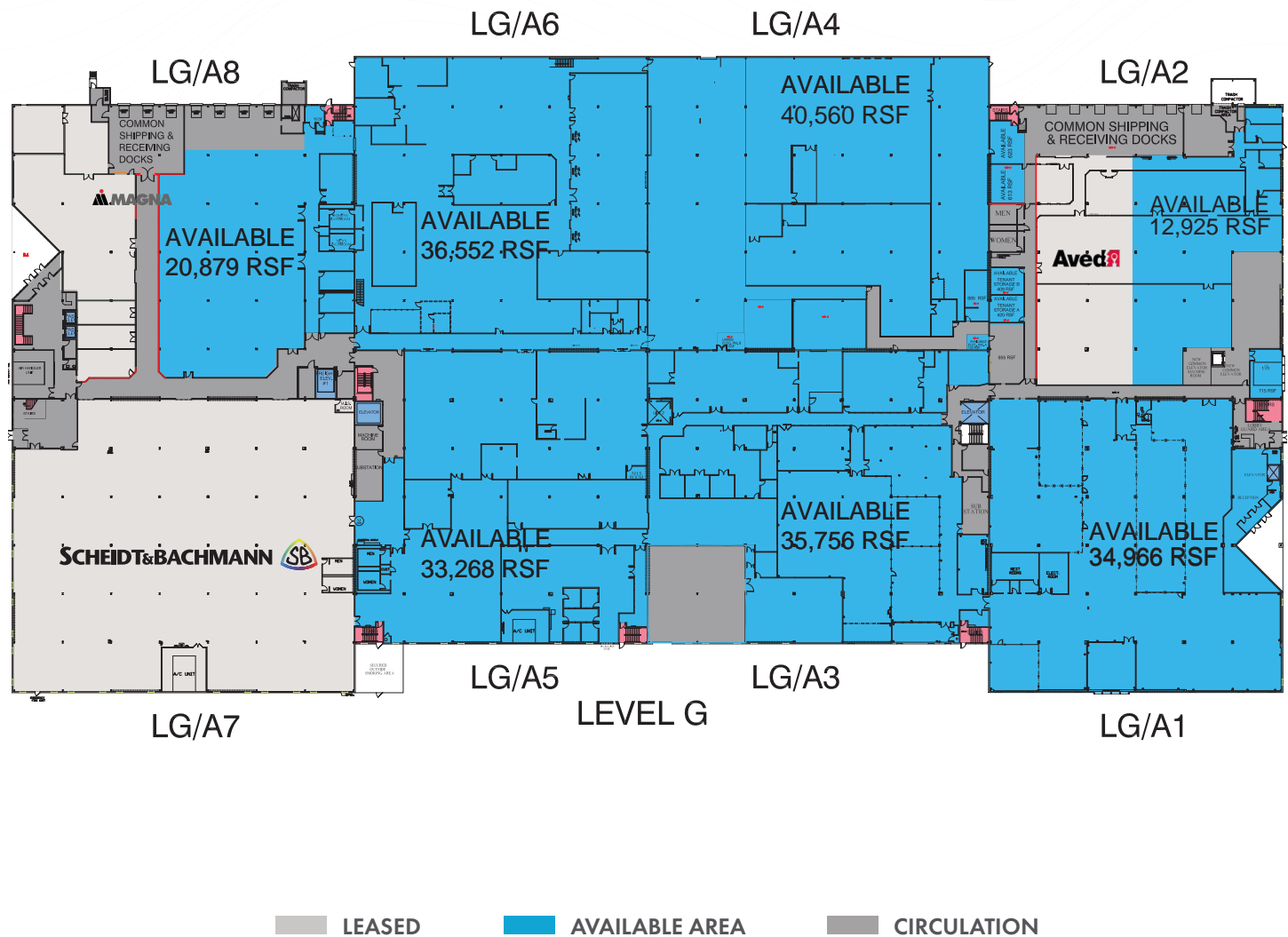
LEASED

AVAILABLE AREA

CIRCULATION

FLOOR PLANS

FIRST FLOOR - 214,906 SF



FLOOR PLANS

SECOND FLOOR - 124,052 SF



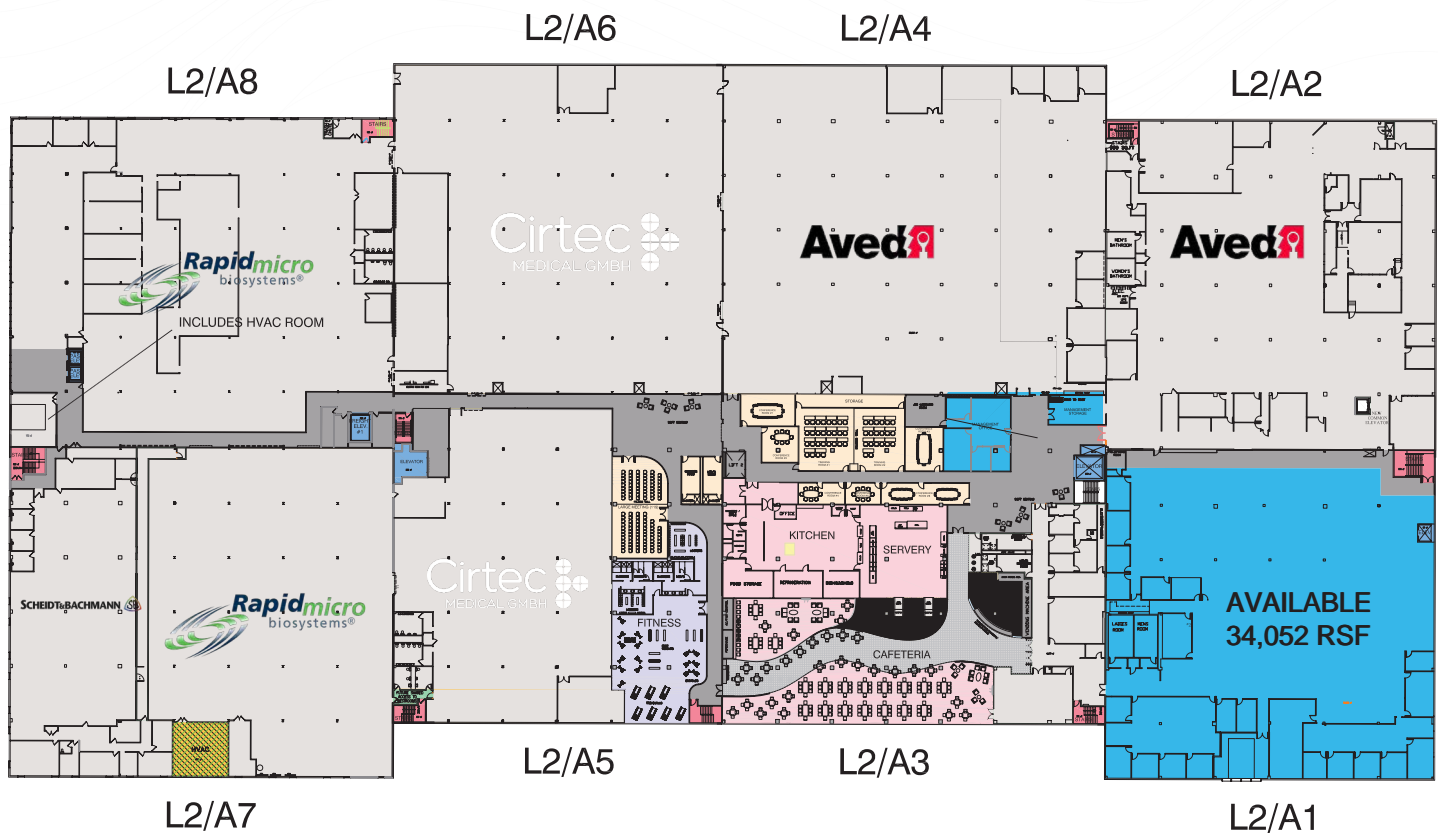
LEASED

AVAILABLE AREA

CIRCULATION

FLOOR PLANS

THIRD FLOOR - 34,052 SF



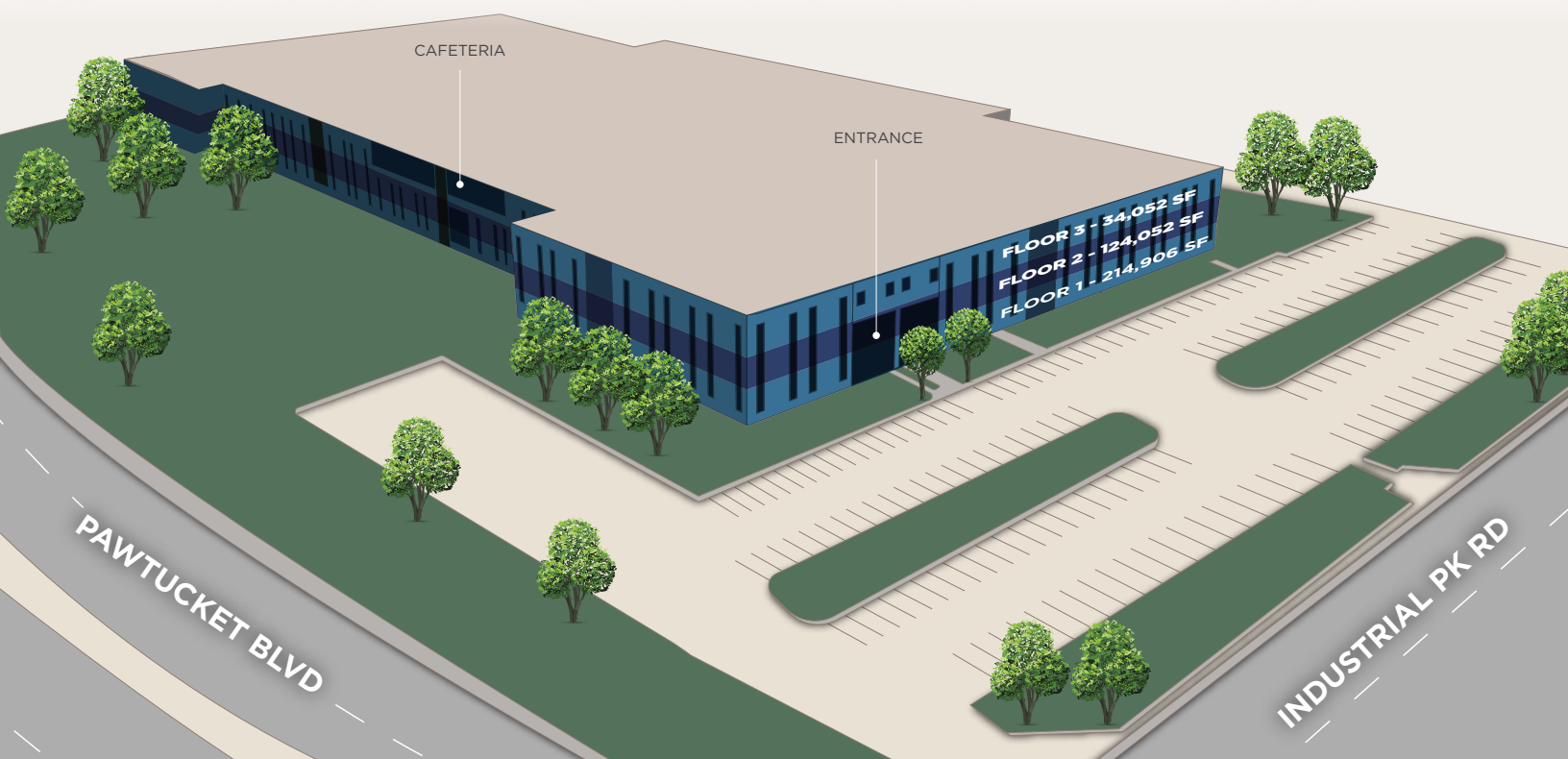
STACKING PLAN

DIVISIBLE
OPPORTUNITIES
AVAILABLE



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TOTAL SF 373,010 SF DIRECT WITH OWNERSHIP



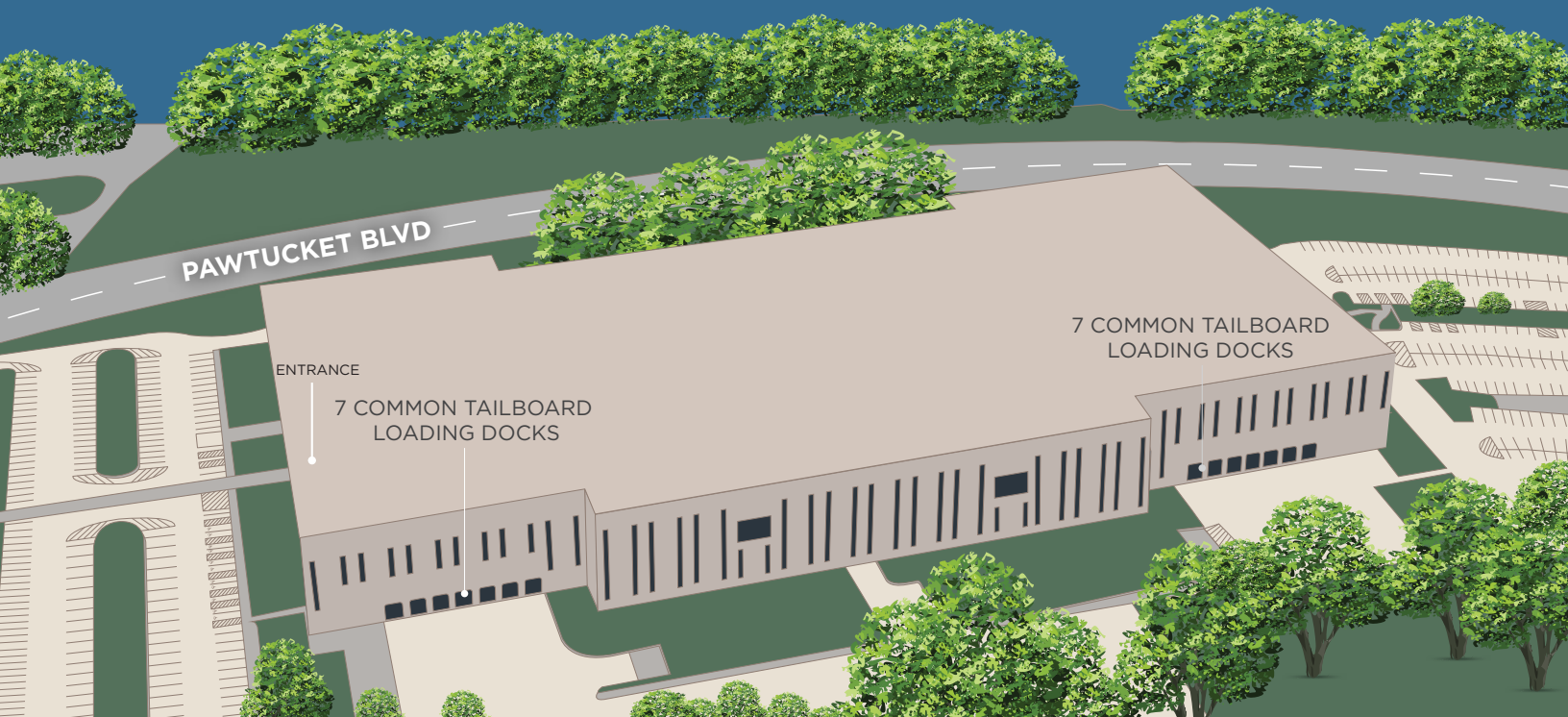
LOADING DOCKS



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MERRIMACK RIVER





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