

# 35 MARSTON ST | LAWRENCE, MA 01841

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY DESCRIPTION

Prime location just off of I-495 in Lawrence. This site is perfectly situated in a highly desired corridor along Marston Street in Lawrence, less than one minute from the highway (I-495-Exit 103). Excellent visibility and plenty of parking for a potential retail, industrial or repurposing for even medical-type development. High ceilings and high drive-in bays. Call us today to schedule a site visit!

### PROPERTY HIGHLIGHTS

- Located on a 1.9-acre lot
- Prime location just off Route 495 (Exit 103)
- Ideal for retail, medical, or industrial use
- Features ample parking and high drive-in bays
- Excellent visibility in a high-traffic area
- The building can be sub-divided per mutual agreement

### OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	1
Lot Size:	1.9 Acres
Building Size:	14,000 SF
Ceiling Heights:	14'-16'FT

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	270	2,008	10,923
Total Population	868	6,069	32,353
Average HH Income	\$76,708	\$76,252	\$76,450

**GARY SIDELL**

President  
978.375.7363





ADDITIONAL PHOTOS

# 35 MARSTON ST | LAWRENCE, MA 01841

INDUSTRIAL PROPERTY FOR LEASE



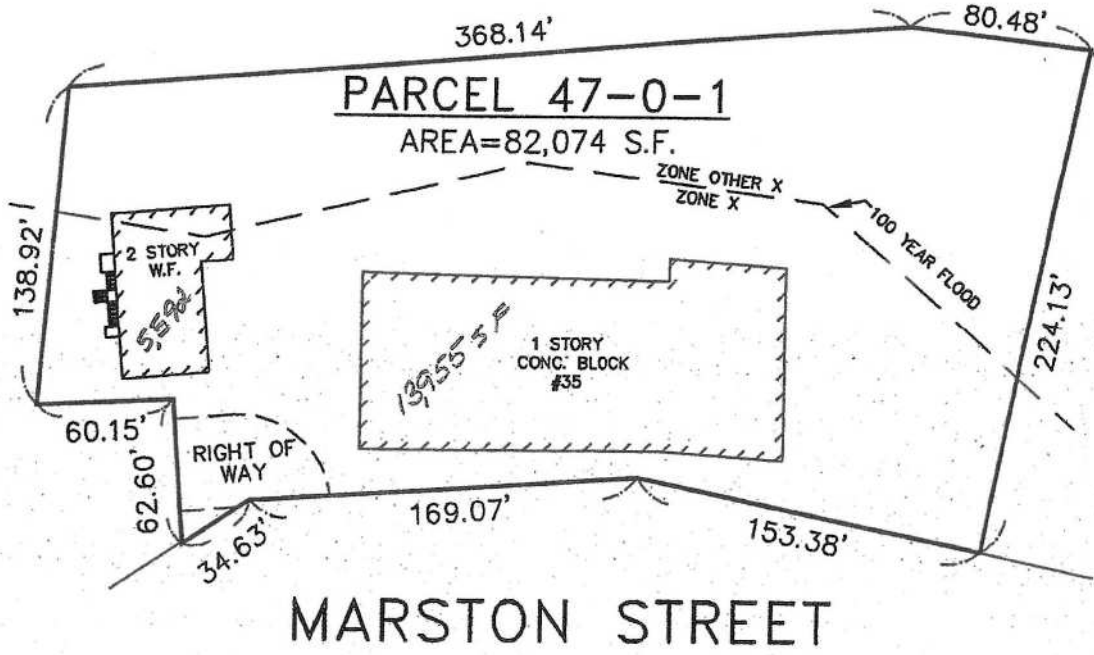
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BELL TOWER CRE GROUP | 130 JOHN STREET, SUITE C2, LOWELL, MA 01852 | BELLTOWERCREGROUP.COM

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## STREET PLOT PLAN



"I HEREBY CERTIFY TO ENTERPRISE BANK AND TRUST COMPANY THAT THE BUILDING IS LOCATED ON THE LOT AS SHOWN AND THAT IT DOES CONFORM WITH THE CITY OF LAWRENCE ZONING REGULATIONS REGARDING SETBACKS FROM STREETS AND LOT LINES."  
 "I FURTHER CERTIFY THAT THIS BUILDING IS LOCATED IN THE FEDERAL FLOOD HAZARD AREA SHOWN ON FEMA COMMUNITY PANEL #25009C0209F DATED JULY 3, 2012."

**PLOT PLAN**  
 IN  
**LAWRENCE, MA**  
 DRAWN FOR  
**NUNEZ LLC**



SCALE: 1"=80'      DATE: JANUARY 31, 2024

STEPHEN E. STAPINSKI, R.L.S.      1/31/24      DATE      M26437

MERRIMACK ENGINEERING SERVICES  
 66 PARK STREET  
 ANDOVER, MASSACHUSETTS 01810

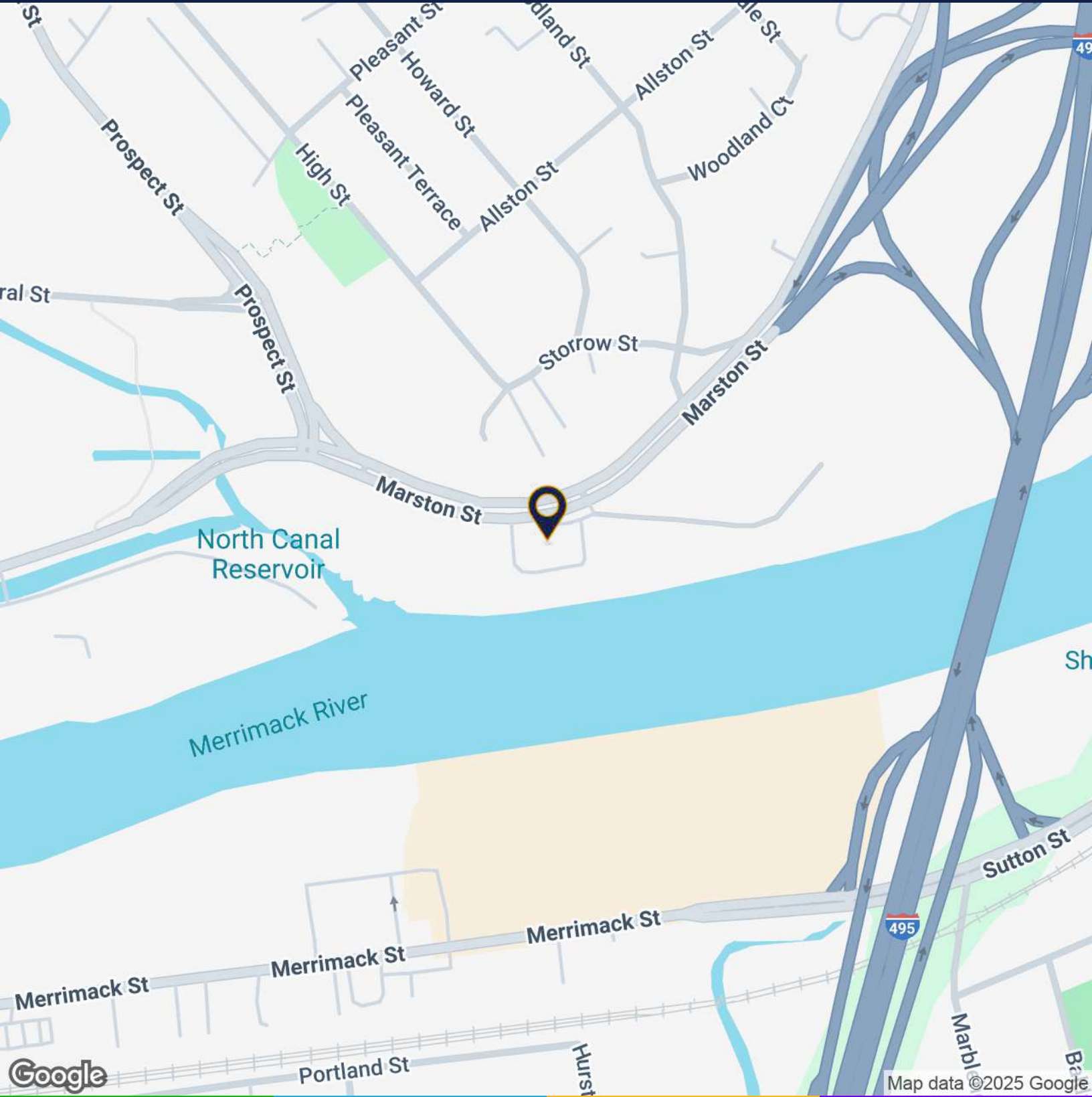
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LOCATION MAP

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LOCATION MAP



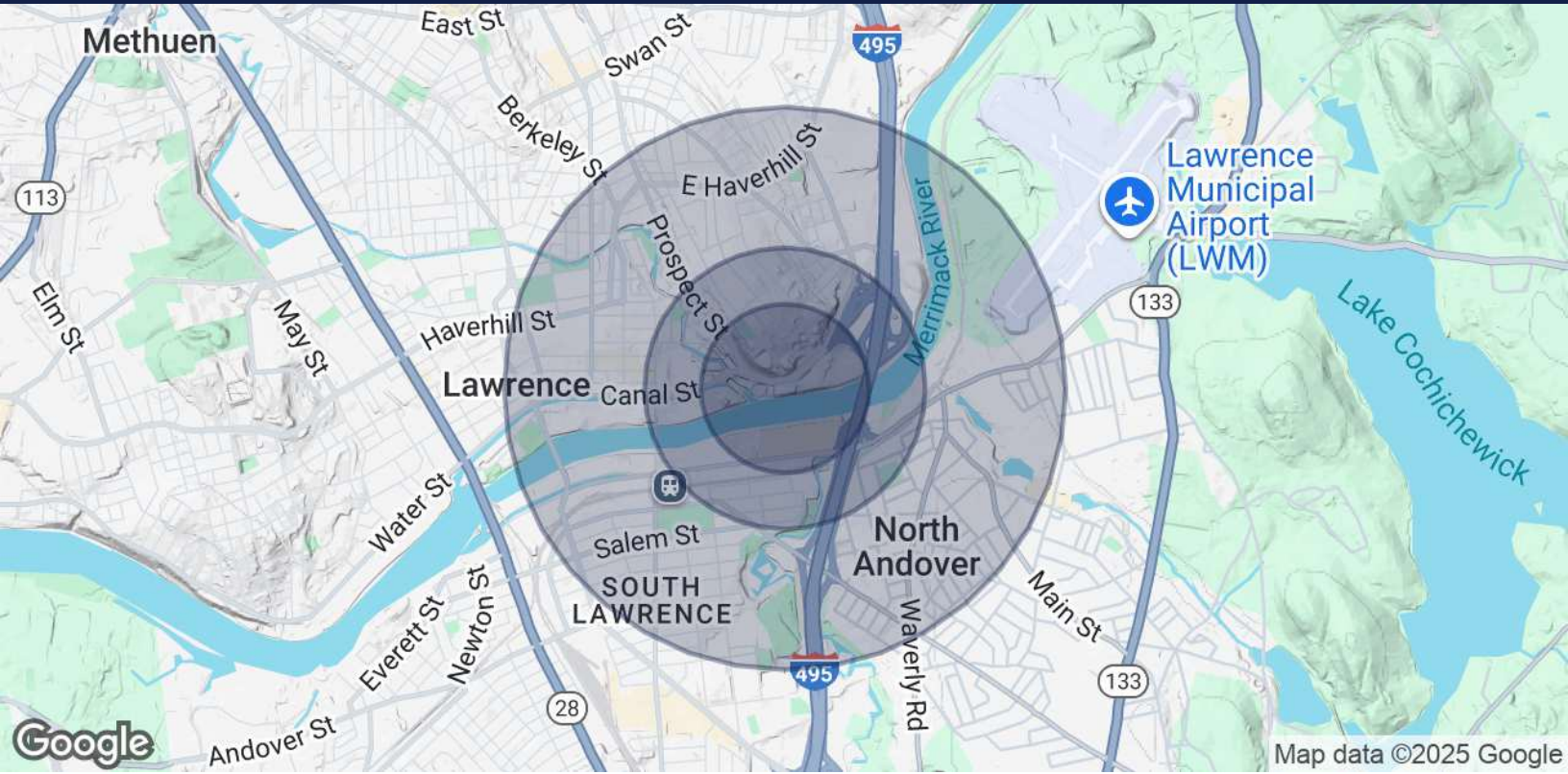
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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	868	6,069	32,353
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	270	2,008	10,923
# of Persons per HH	3.2	3	3
Average HH Income	\$76,708	\$76,252	\$76,450
Average House Value	\$322,270	\$368,057	\$411,758

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