

# INDUSTRIAL/FLEX SPACE

10,000 SF  
For Lease

663 Lawrence St  
Lowell, MA



SPACE FOR LEASE

**AVAILABLE (approx sf):**

Unit 101 - 10,000 sf

**USES:**

Storage, Light Manufacturing, Distribution

**OFFERED FOR LEASE:**

\$10 sf (includes utilities - subject to use)

**NEARBY TENANTS:**

Umaco, College Hunks Movers, Boomer Baseball,  
Oracle Fine Finishes, Triumph Barbell

**LOCATION:** Convenient access to major routes, including Interstate 495 and U.S. Route 3, making it easy for employees, customers, and deliveries.

**SUMMARY:**

Approximately 10,000 SF of versatile first-floor industrial and office space featuring convenient grade-level garage door access. The layout offers a functional mix of warehouse, production, storage, and professional office areas, making it ideal for contractors, light manufacturing, distribution, service businesses, or flex users. The space provides efficient loading and unloading, easy equipment access, and a practical floor plan that can accommodate a variety of operational needs.

The information contained herein has been obtained through sources deemed reliable by JMJ Commercial Realty, Inc., but cannot be guaranteed for its accuracy. We recommend to the tenant that any information, which is of special interest, should be obtained through independent verification.



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## PROPERTY PHOTOS



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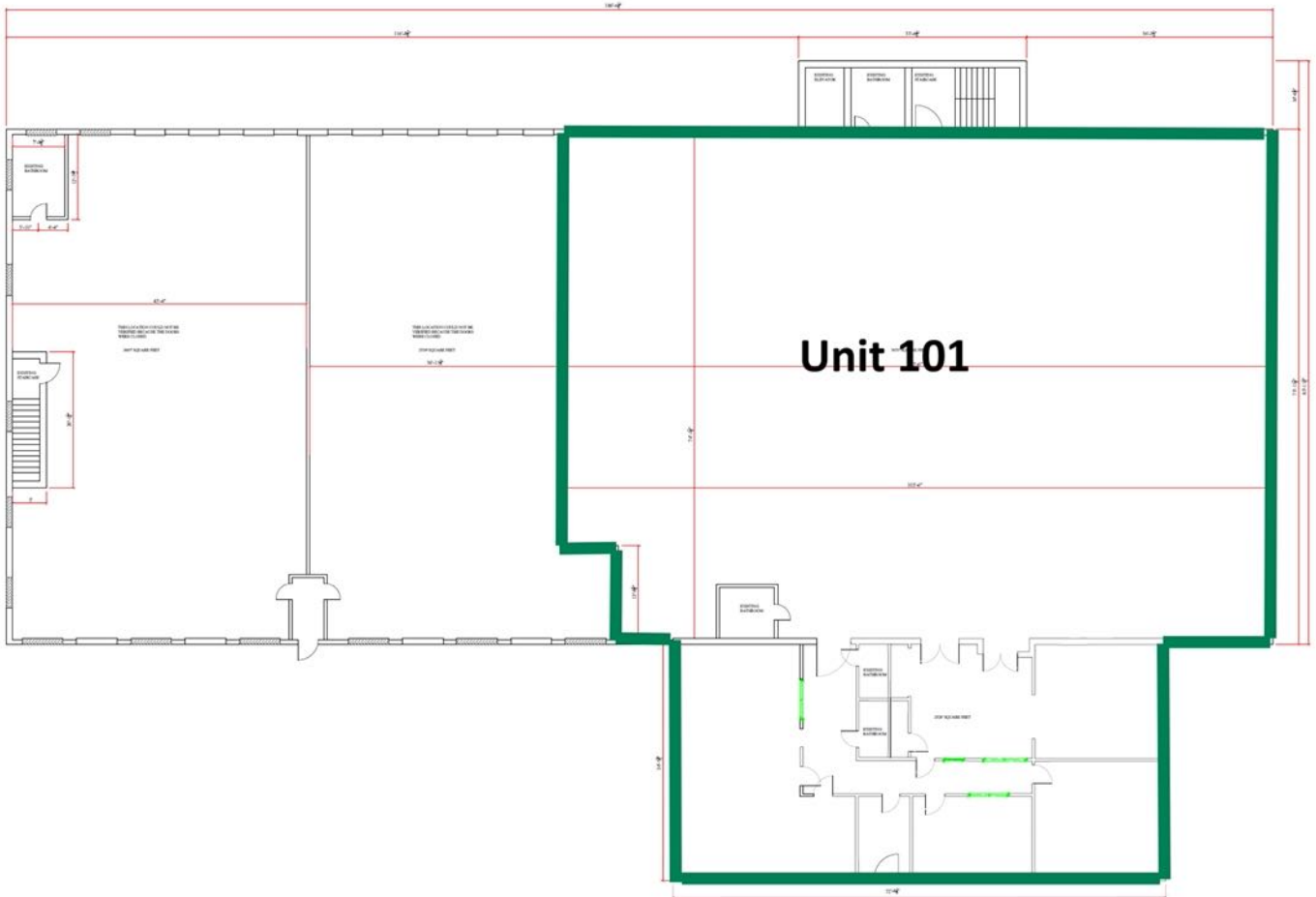


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## FLOOR PLAN



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