



PROPERTY INFORMATION PACKAGE #26-2173

ABSOLUTE AUCTION

**“State Land for Homes” on Behalf of
Massachusetts Division of Capital Asset Management & Maintenance**

330 GORHAM ST., LOWELL, MA

**Former 65,000+/- sf Historic Courthouse Building
& Surface Parking Lot on 2.44+/- Acres**

Selling to the Highest Bidder, Regardless of Price

BIDDER PREQUAL & AUCTION DATE COMING EARLY SPRING 2026

MA Auc. Lic. #111





THE COMMONWEALTH OF MASSACHUSETTS STATE LAND FOR HOMES

Governor Maura Healey & Lt. Governor Kim Driscoll



Lowell Superior Court

330 Gorham Street, Lowell

PROPERTY OVERVIEW

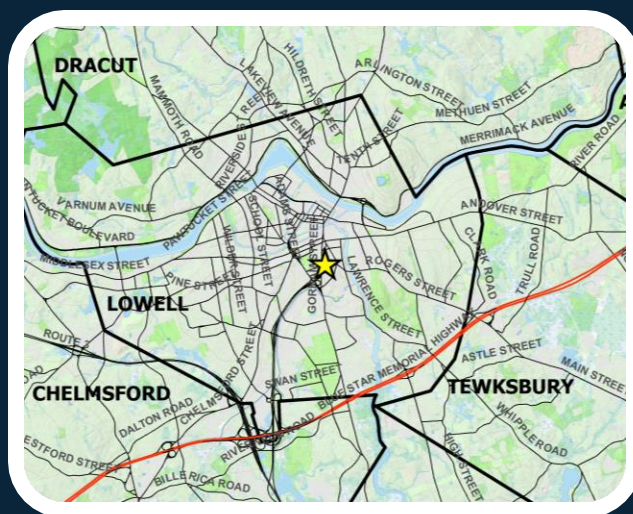
Former $\pm 65,000$ SF historic courthouse building and surface parking lot. Walking distance to public transportation. Situated in a mixed multi-family and commercial neighborhood.

Size: ± 2.44 acres

Anticipated Release: Auction in Fall 2025

Permitting: Urban Mixed Use and Urban Neighborhood Multi-Family Districts. TOD Overlay District allows residential as-of-right.

Utilities Confirmed: Water / Sewer / Electric / Gas



For more information: <https://mass.gov/statelandforhomes>

Or email: realestate.dcammm@mass.gov



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE

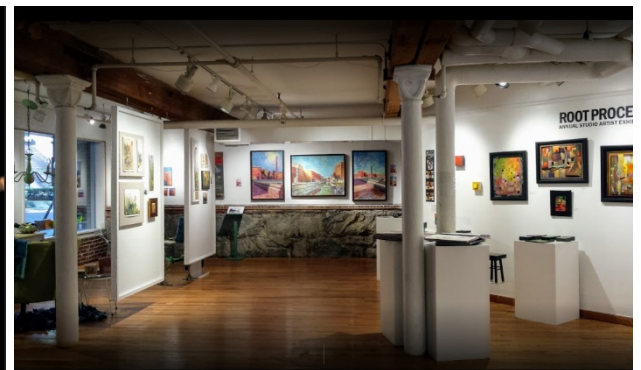


DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE

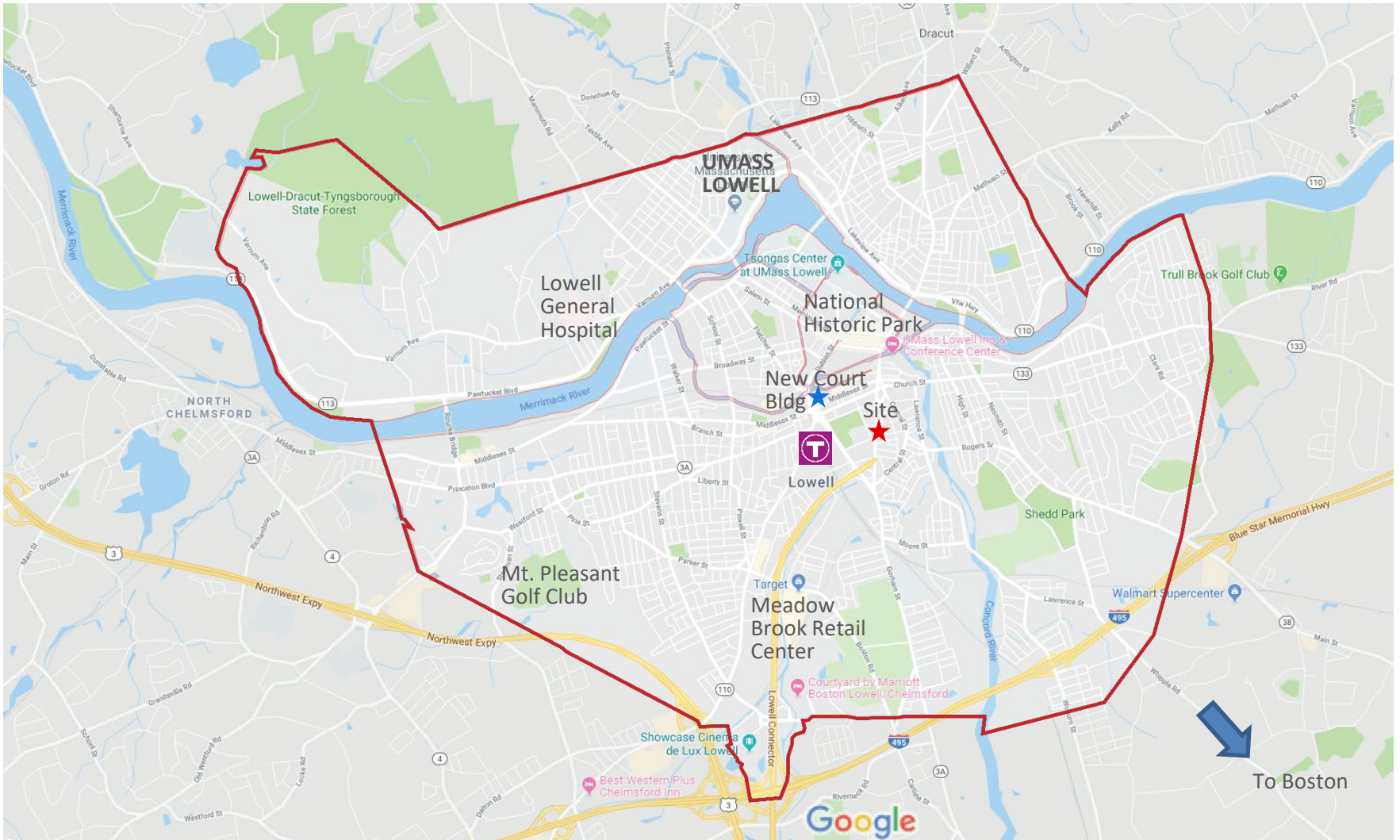
Middlesex County Superior Court Lowell, Massachusetts

DCAMM Internal Re-use Strategy Meeting | April 12, 2019

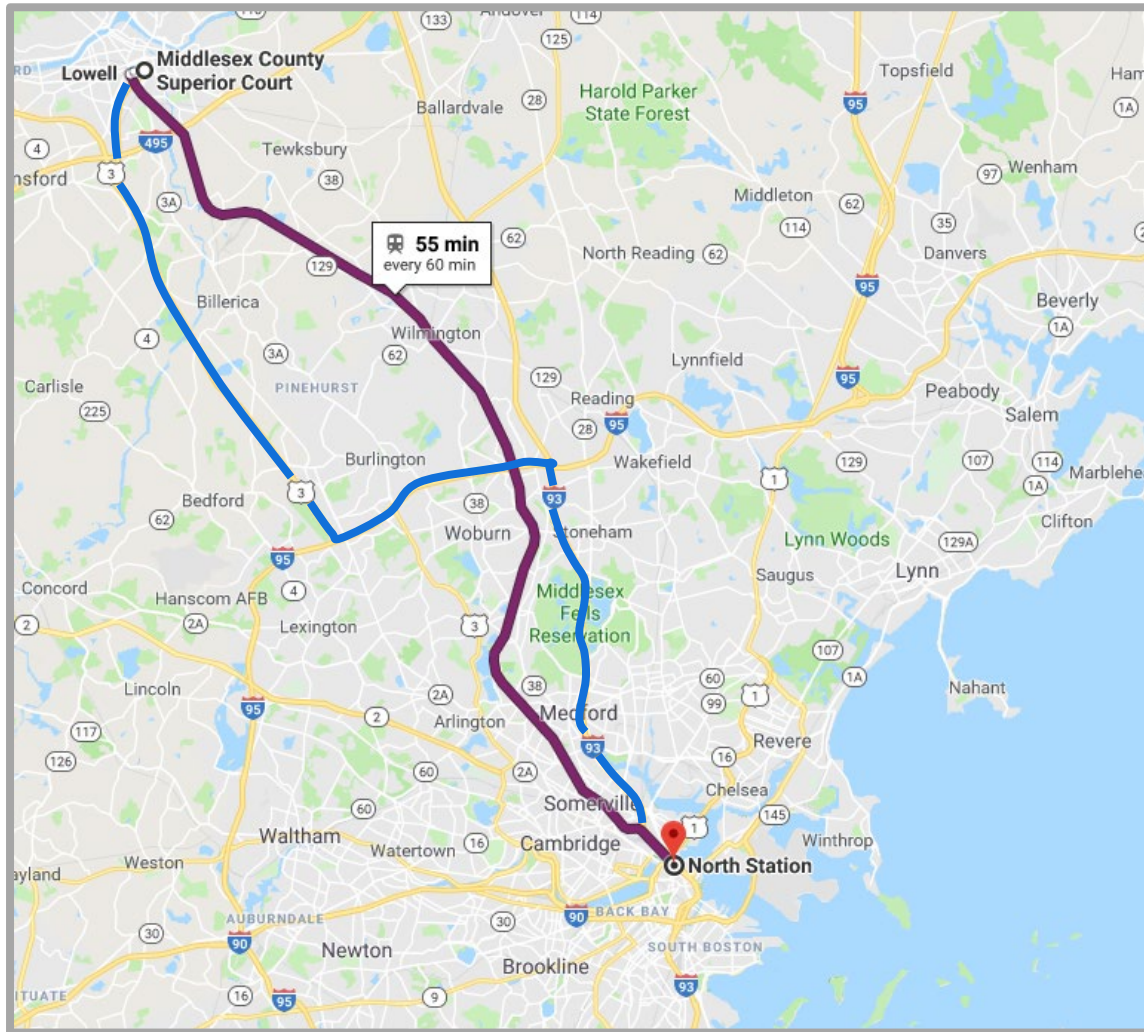
Section I | City of Lowell Overview



Section I | Context Map



Section I | Aerial Map – Distance to Boston

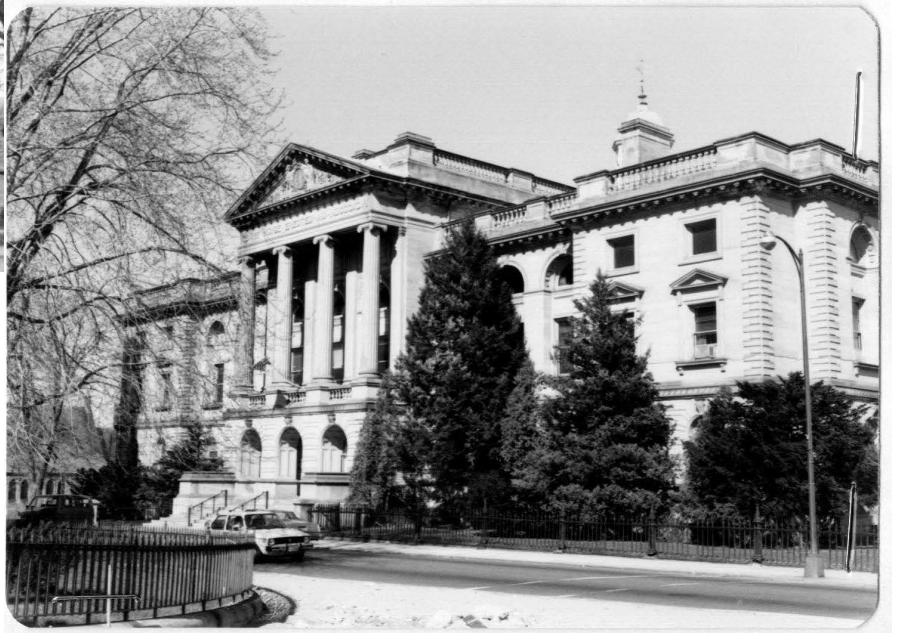


- MBTA Commuter Rail
- 0.3 miles to station
- Driving Distance to Boston
(34 miles via RT 3 and I-93)
- Major Highways

Section II | Property Overview



Source: Mass Historic Records



Source: Mass Historic Records

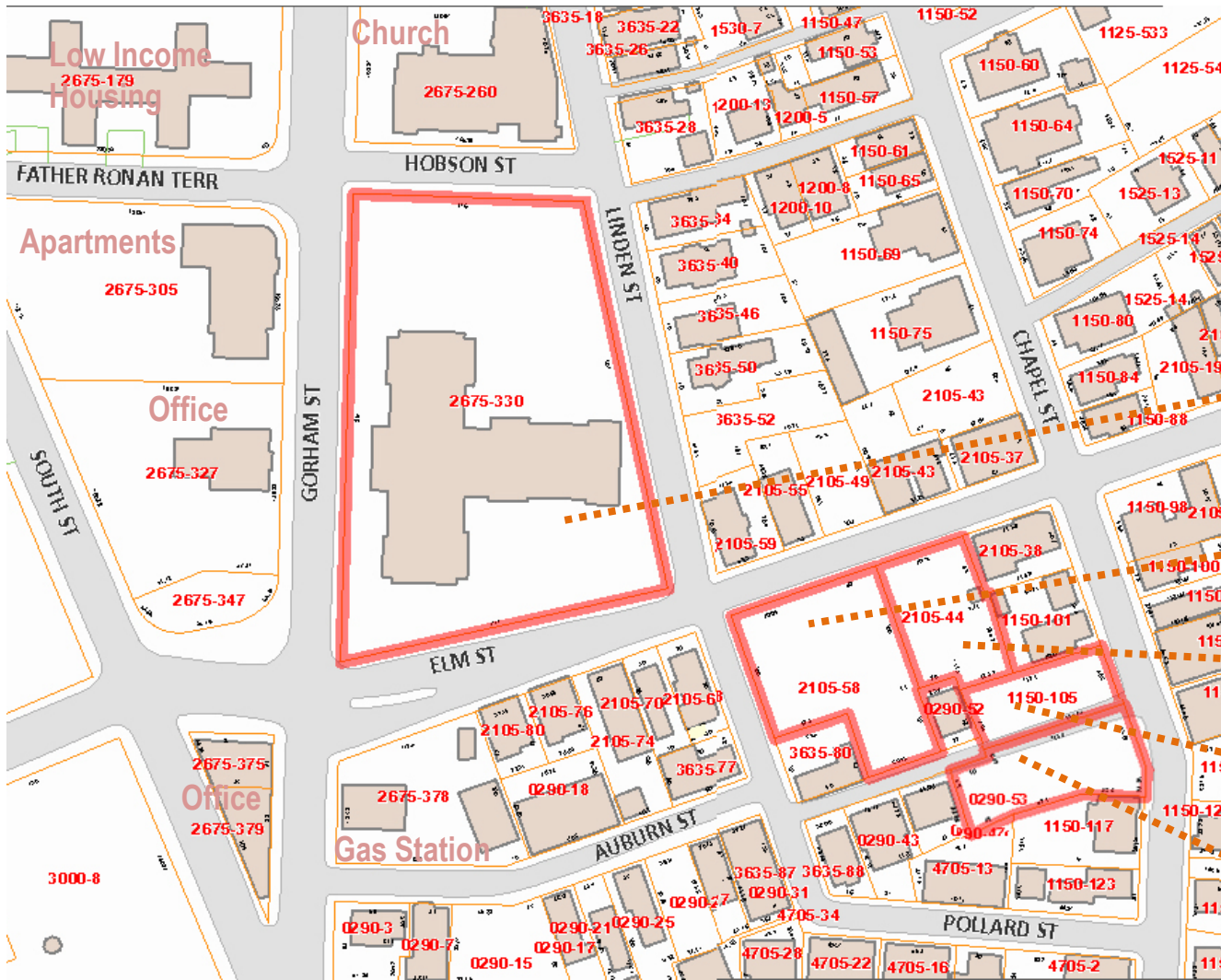
Section II | Neighborhood Context



Section II | Streetscape



Section II | Property Map



- Total area: 106,229 sf ($\pm$ 2.44 ac)
- Existing Parking:
- 47 on Court Parcel
- 52 on Parking Lots

- Court Parcel
71,020 sf (± 1.63 ac)

- Parking Lot Parcel 1
15,014 sf (± 0.34 ac)

- Parking Lot Parcel 2
7,205 sf (± 0.17 ac)

■ Parking Lot Parcel 3
 5,550 sf ($\pm$ 0.13 ac)

- Parking Lot Parcel 4
7,440 sf ($\pm$ 0.17 ac)



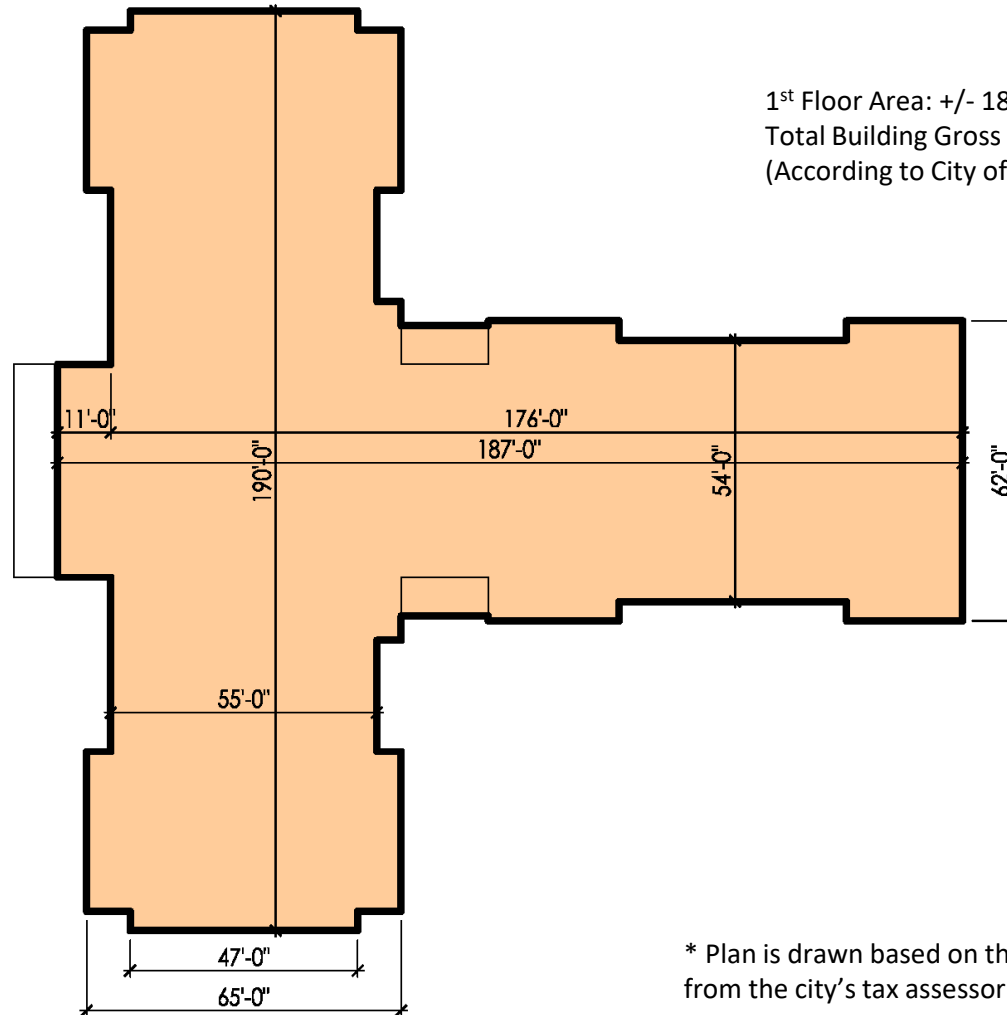
Section II | Property Description – Middlesex County Superior Court

- The property consists of two buildings:
 1. The original four-story Romanesque Revival structure constructed in 1850 designed by Ammi Burnham Young
 - Brick and wood frame construction. Exterior walls are brick and the interior walls are brick bearing with brick columns reinforced by granite slabs.
 - In 1895 the original structure was relocated to the rear to make room for the addition.
 2. In 1895, a Neo-Classical Revival structure was built.
 - Three-story brick bearing wall structure with exterior walls consisting of brick with a limestone veneer and the interior walls are brick bearing.
 - The first, second and third framing are terra-cotta tile flat arches spanning over steel I-beams to brick bearing walls or steel girders.

Section II | Current Conditions - 2018



Section II | Current Conditions - 1st Floor Sketch

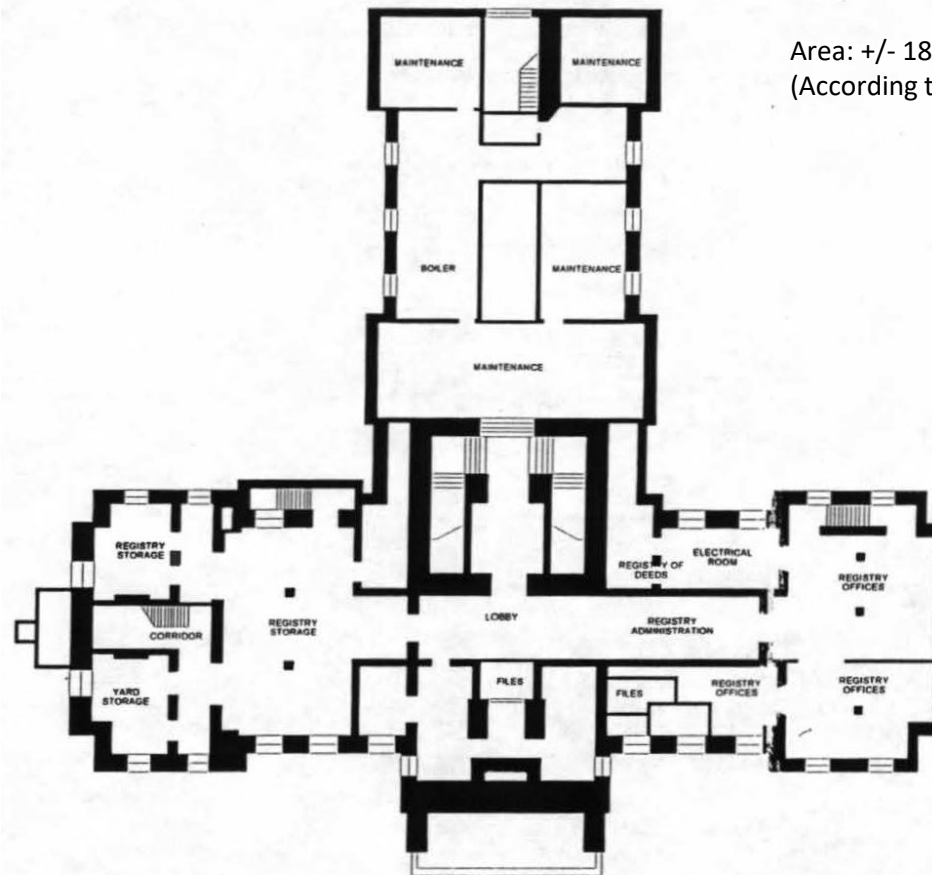


1st Floor Area: +/- 18,209 SF
Total Building Gross Area: +/- 68,702 SF
(According to City of Lowell Property card)

* Plan is drawn based on the sketch and dimensions obtained from the city's tax assessor website. Area: Approx. 18,209 SF



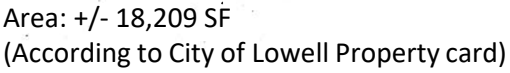
Section II | Existing Condition Plan - (2000)



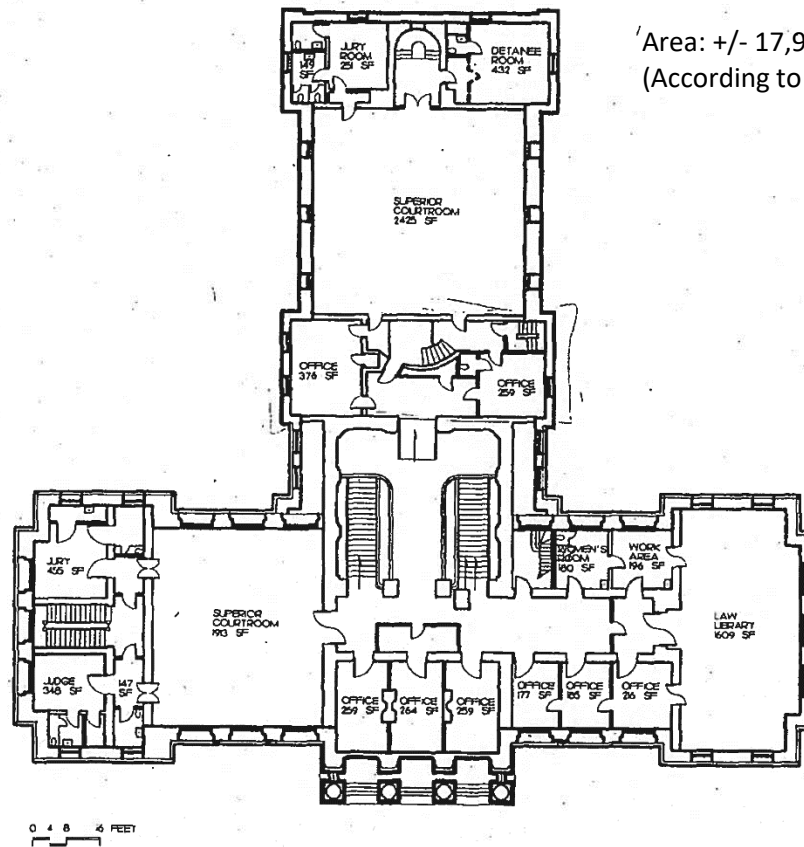
Area: +/- 18,176 SF
(According to City of Lowell Property card)

BASEMENT FLOOR PLAN
COURT'S USE

* Plan is obtained from "Middlesex Trial Courts Master Plan, Facility Evaluation Study" study prepared for DCAMM in 2000



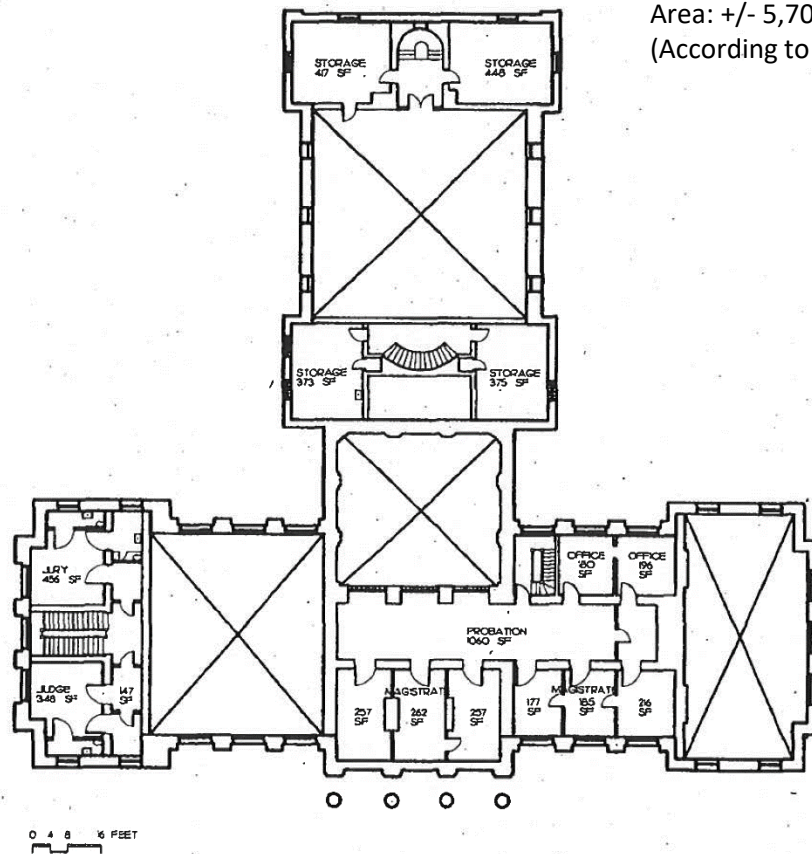
Section II | Existing Conditions (2002) | Second Floor Plan



Area: +/- 17,924 SF
(According to City of Lowell Property card)

* Plan is obtained from "Lowell Trial Court Master Plan, Existing Building Survey" report prepared for DCAMM in 2002 by Finegold Alexander + Associates Inc.

Existing Conditions (2002) | Third Floor Plan

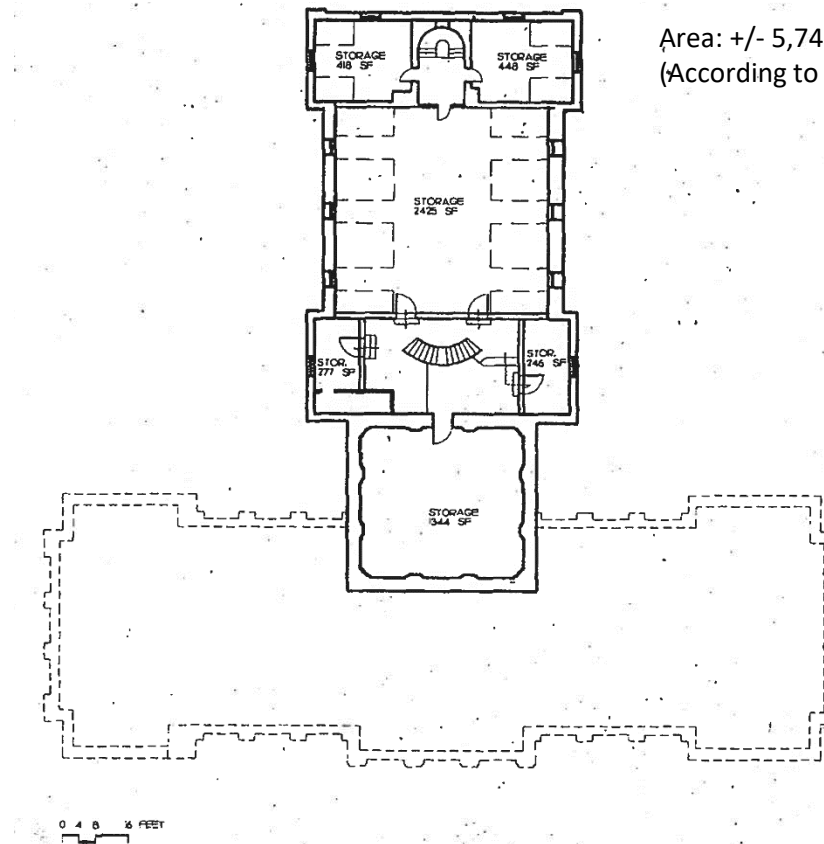


Area: +/- 5,700 SF

(According to City of Lowell Property card)

* Plan is obtained from "Lowell Trial Court Master Plan, Existing Building Survey" report prepared for DCAMM in 2002 by Finegold Alexander + Associates Inc.

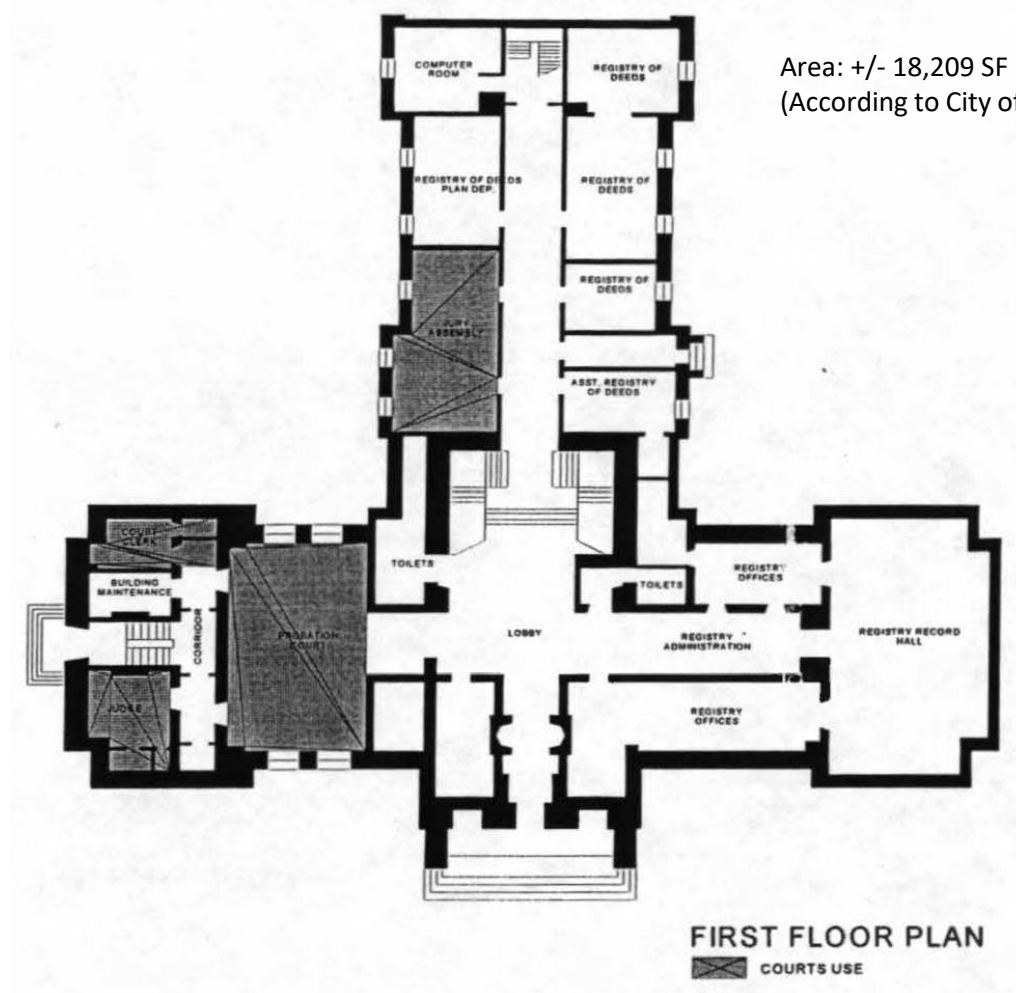
Section II | Existing Conditions (2002) | Fourth Floor Plan



Area: +/- 5,748 SF
(According to City of Lowell Property card)

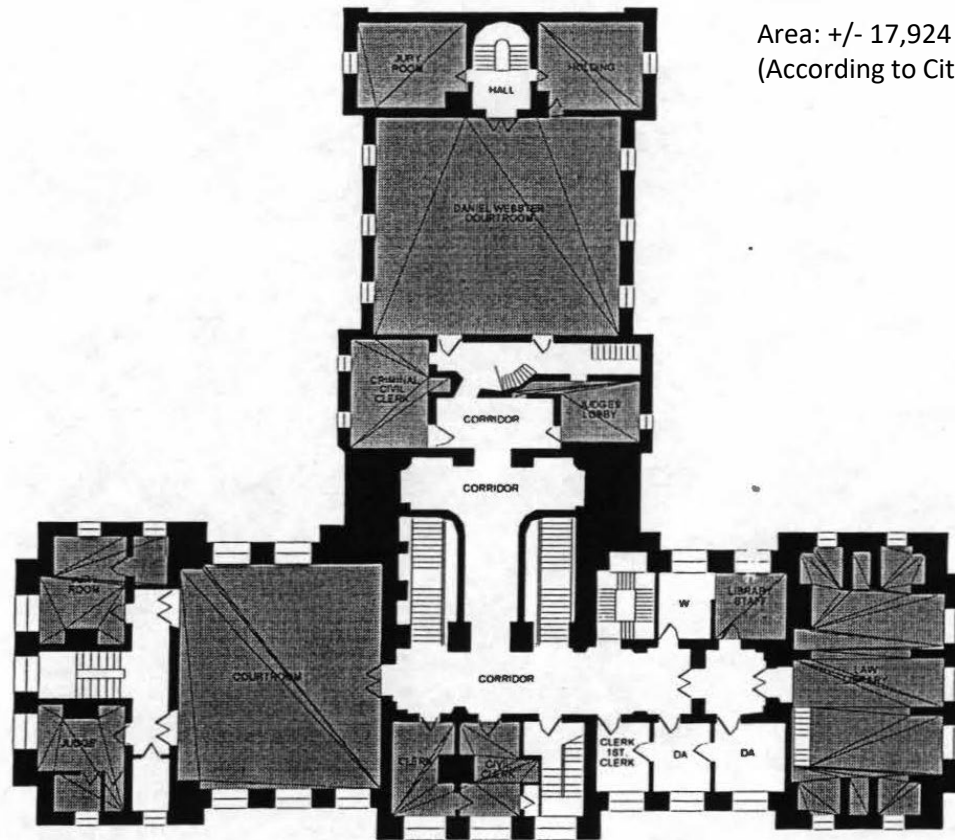
* Plan is obtained from "Lowell Trial Court Master Plan, Existing Building Survey" report prepared for DCAMM in 2002 by Finegold Alexander + Associates Inc.

Existing Condition Plan - (2000)



* Plan is obtained from "Middlesex Trial Courts Master Plan, Facility Evaluation Study" study prepared for DCAMM in 2000

Existing Condition Plan - (2000)



Area: +/- 17,924 SF

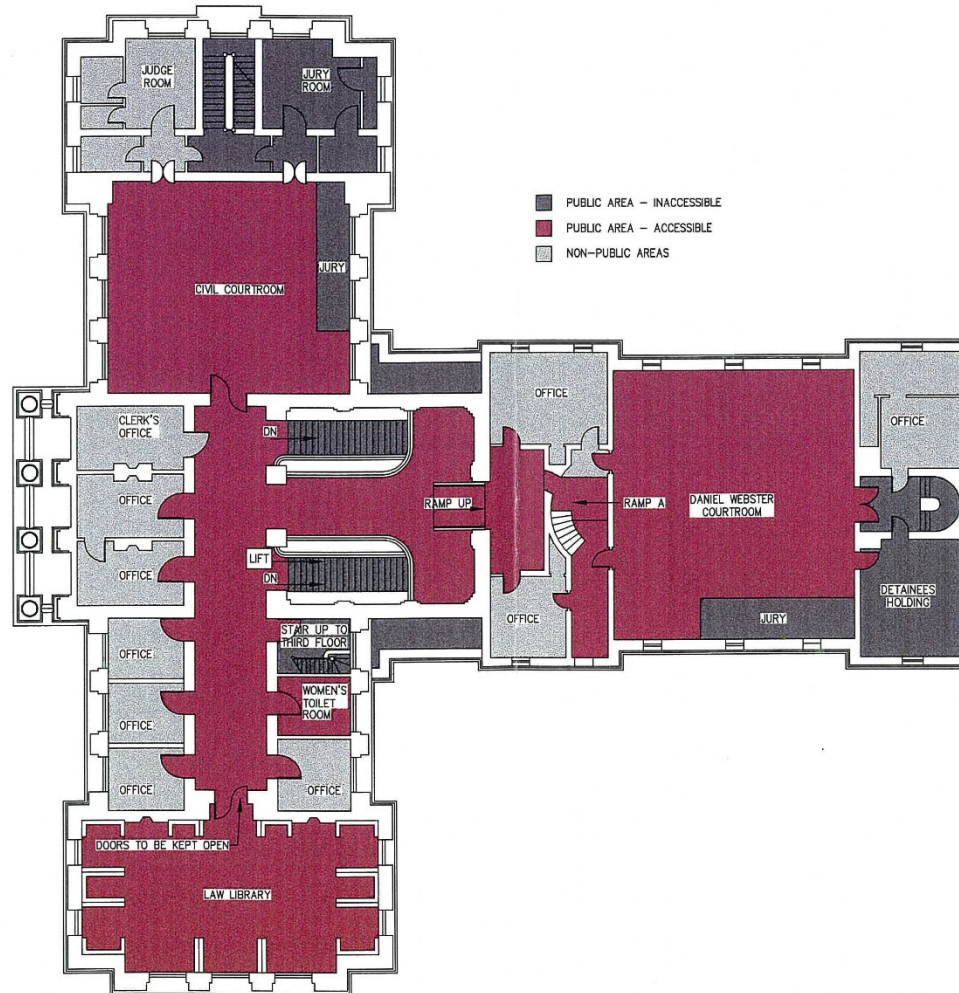
(According to City of Lowell Property card)

SECOND FLOOR PLAN

 COURTS USE

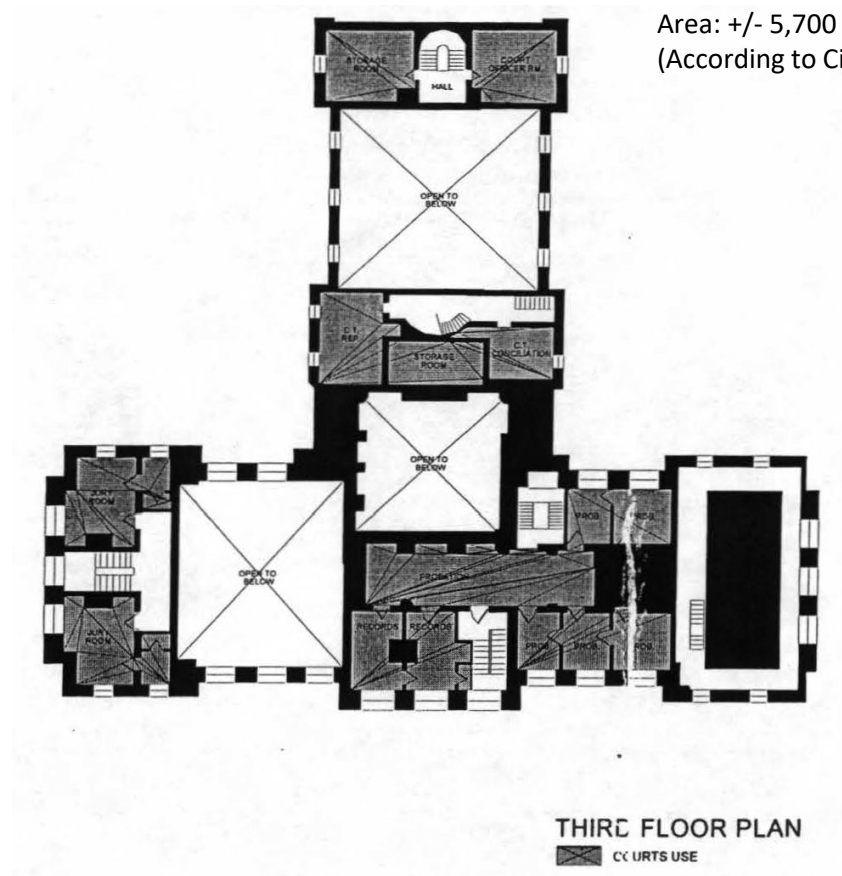
* Plan is obtained from "Middlesex Trial Courts Master Plan" study prepared for DCAMM in 2000

Existing Condition Plan - (2000)



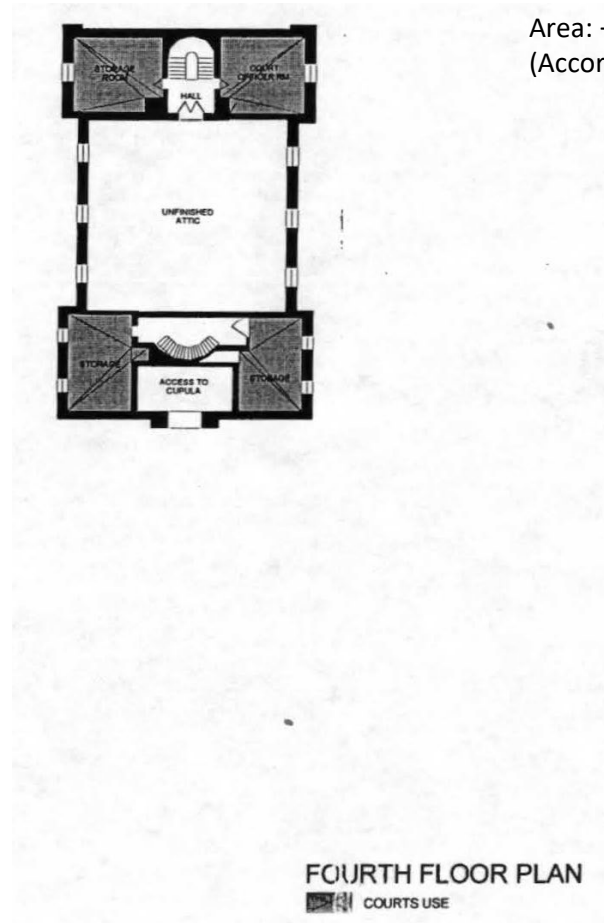
* Plan is prepared for DCAMM by TAMS Architects and Engineers (no date recorded)

Existing Condition Plan - (2000)



* Plan is obtained from "Middlesex Trial Courts Master Plan, Facility Evaluation Study" study prepared for DCAMM in 2000

Existing Condition Plan - (2000)



Area: +/- 5,748 SF

(According to City of Lowell Property card)

* Plan is obtained from "Middlesex Trial Courts Master Plan, Facility Evaluation Study" study prepared for DCAMM in 2000



**THANK YOU FOR REVIEWING THE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO YOU PARTICIPATING
IN THE AUCTION. IF YOU HAVE ANY
QUESTIONS PLEASE DON'T HESITATE TO
CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

**JJManning.com
auctions@JJManning.com**

Let JJManning Auction your Valuable Real Estate

Marketing | Experience | Integrity | Results

JJManning Auctioneers specializes in the accelerated marketing of residential and commercial real estate. We work with progressive sellers and real estate brokers to offer dynamic and award-winning marketing solutions.

Call or Visit JJManning.com for a Free Consultation!