

233 FLORENCE STREET

LEOMINSTER, MA



52,490 SF

BUILDING FOR SALE OR LEASE

USER OR INVESTMENT SALE AS
BUILDING IS 100% OCCUPIED
WITH SHORT TERM LEASES

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

52,490 SF INDUSTRIAL BUILDING FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- A WELL MAINTAINED INDUSTRIAL FACILITY
- EASY ACCESS TO ROUTE 2 AND I-190
- 18' CLEAR HEIGHT

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	15,203	24,967	65,466
TOTAL POPULATION	38,113	64,433	172,578
AVERAGE HH INCOME	\$85,485	\$90,274	\$103,690

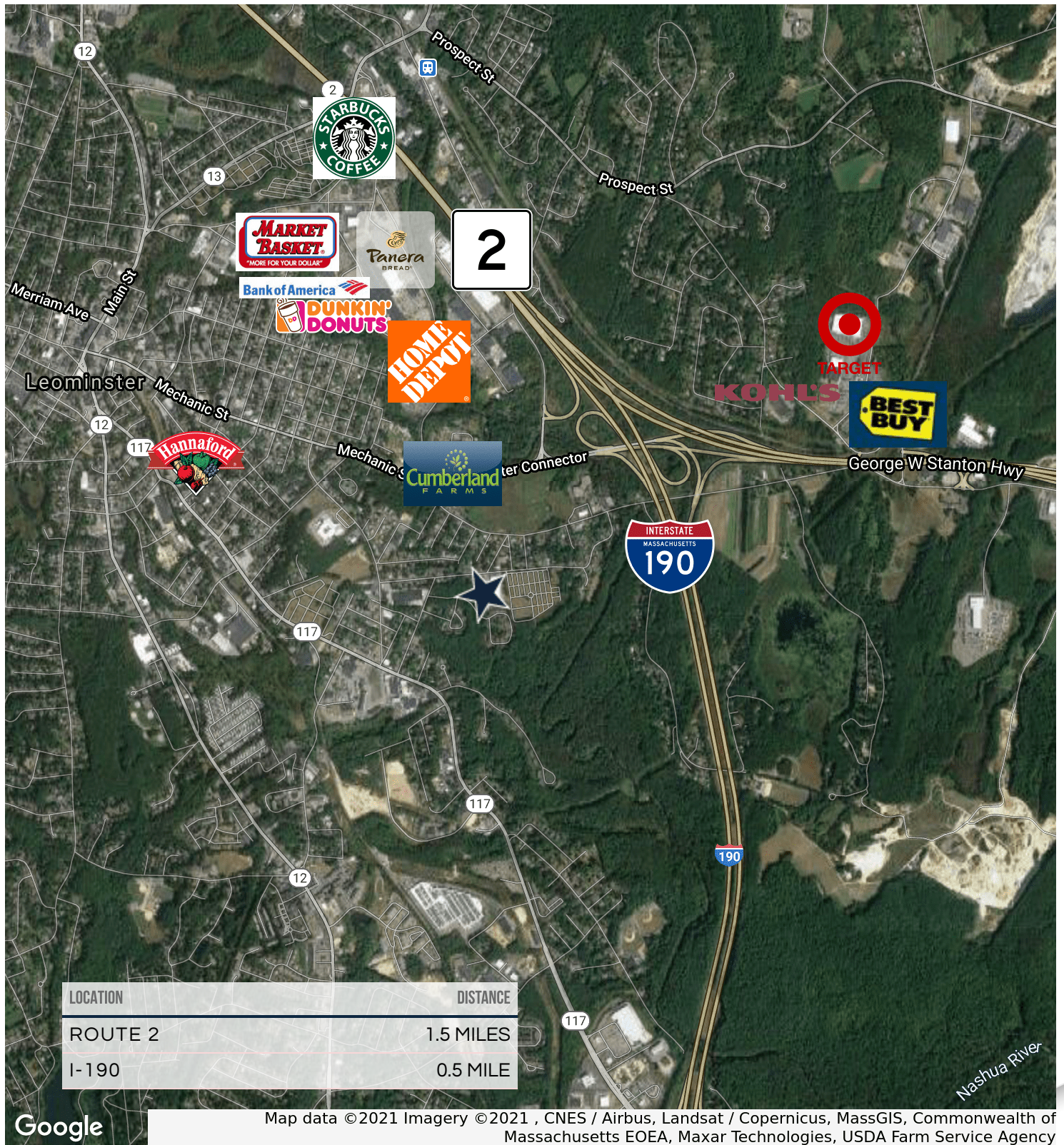
PROPERTY SPECIFICATIONS

BUILDING SIZE	52,490 SF
AVAILABLE	UP TO 52,490 SF
LAND AREA	2.12 ACRES
HEIGHT	18' CLEAR
LOADING	FIVE (5) TAILBOARD DOCKS
SPRINKLER	WET
POWER	HEAVY POWER
CONSTRUCTION	MASONRY
ROOF	TAR & GRAVEL / RUBBER
HEAT	GAS
YEAR BUILT	1950, RENOVATED 1985
LEASE RATE	\$5.95/SF NNN
SALE PRICE	\$4,462,000 (\$85/SF)

ADDITIONAL PHOTOS



LOCATION MAPS



Google

Map data ©2021 Imagery ©2021, CNES / Airbus, Landsat / Copernicus, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, USDA Farm Service Agency



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