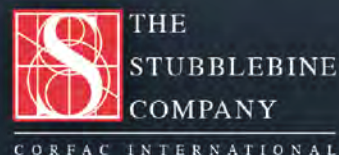




17 LEOMINSTER RD & 1 MAIN ST
SHIRLEY, MA

FOR SALE | TWO INDUSTRIAL BUILDINGS ON 9.1 ACRES

- 112,563 SF Historic Mill and Free-Standing Warehouse Building
- 2 Miles to Route 2
- 1/2 Mile to Commuter Rail Station



OVERVIEW



DEMOGRAPHICS	5 MILES	10 MILES
Total Households	15,420	77,197
Total Population	41,093	192,052
Average HH Income	\$102,818	\$102,965

HIGHEST AND BEST USE:
Residential Redevelopment

ZONING ALLOWED USES

BY RIGHT:	SPECIAL PERMIT:
Office	Retail
Warehouse	Fast Food
Manufacturing	Medical
Research	
Lab	

OFFERING OVERVIEW

As the exclusive agent, The Stubblebine Company is pleased to present a unique redevelopment opportunity in downtown Shirley, MA. The 9 acre site, with an 89,000 SF historic mill and a 24,000 SF free-standing warehouse, is currently occupied by AMPAC Enterprises, a family owned and operated sporting goods company specializing in baseball protective products. "All Star Sporting Goods" is best known for outfitting the world's best catchers, including Jason Varitek for his entire career with the Boston Red Sox.



PROPERTY DESCRIPTION

Attractive, well-maintained four-story mill building which could accommodate multiple alternative uses. Roof and office were recently renovated.

PROPERTY SPECIFICATIONS

Building Size:	89,390 SF (3,563 out building)
Office Space:	8,900 +/- SF
Lot Size:	5.87
Zoning:	Industrial
Year Built:	1860-1920
Utilities:	Town water/sewer
Roof:	EPDM Rubber
Loading:	3 docks
Clear Height:	10' - 12'
Taxes:	\$11,219
Distance to Commuter Rail:	1/2 Mile
Distance to Route 2:	2 Miles

ADDITIONAL PHOTOS



1 MAIN ST



DESCRIPTION

Two-story modern industrial warehouse. The first floor is made up predominantly of a large open warehouse/storage area. The second floor is comprised of warehouse and office space. Both floors are equipped with tailboard loading.

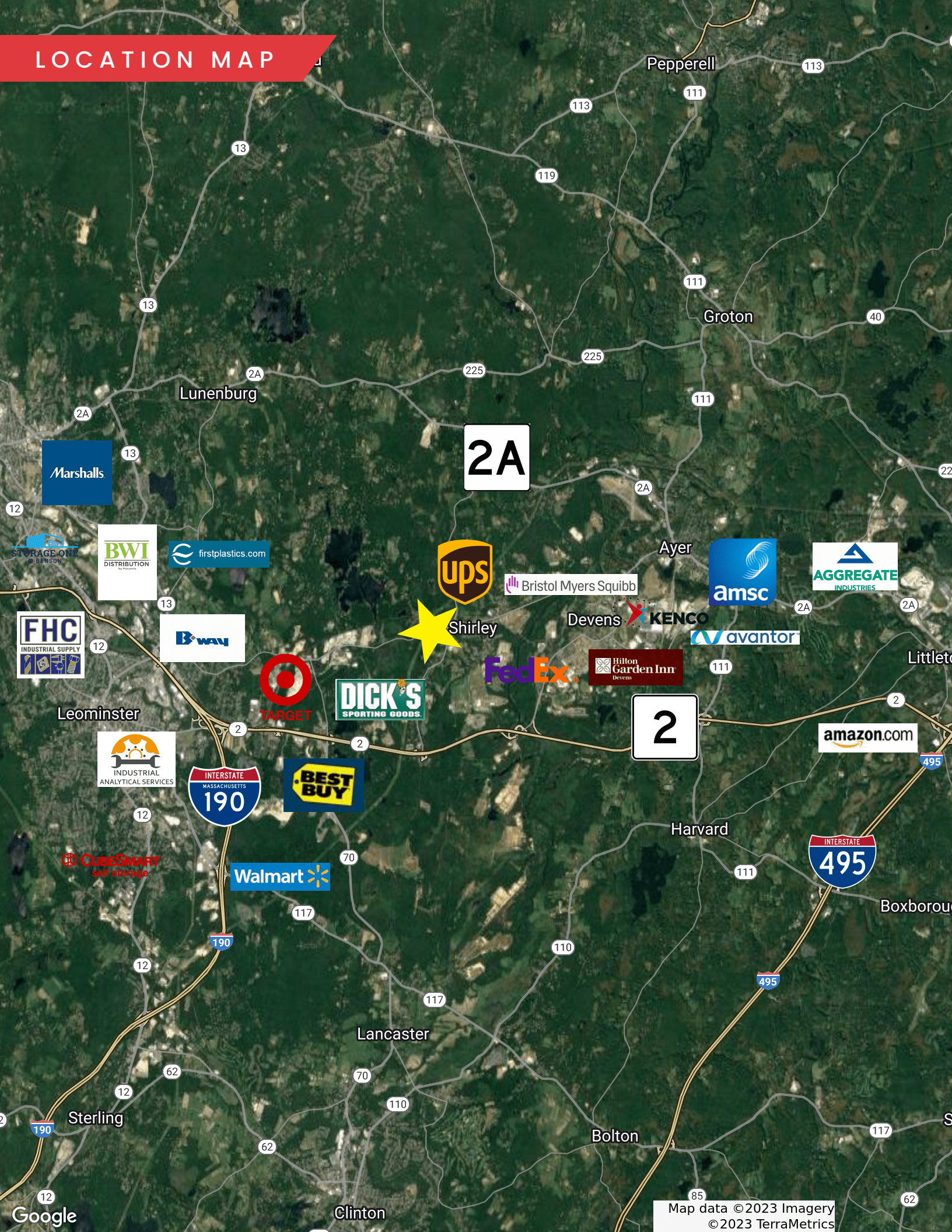
PROPERTY SPECIFICATIONS

Building:	24,000 SF
2nd Floor Office:	2,500 SF
Lot Size:	3.1 AC
Zoning:	Industrial
Year Built:	1974
Parking:	40 Spaces
HVAC:	Gas-fired
Heat:	Electric
Roof:	Rubber (2017)
Loading:	3 docks
Clear Height:	14'
Taxes:	\$12,238 (2022)

ADDITIONAL PHOTOS



LOCATION MAP



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FOR SALE | TWO INDUSTRIAL BUILDINGS ON 9.1 ACRES

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