



471 LANCASTER STREET

LEOMINSTER, MA

24,837 SF | **INDUSTRIAL BUILDING FOR LEASE**

ALAN RINGUETTE 978.265.8112 alan@stubblebinecompany.com



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

24,837 SF INDUSTRIAL BUILDING FOR LEASE

ALSO AVAILABLE: 4,732 SF INDUSTRIAL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- TWO (2) TAILBOARD DOCKS
- ONE (1) DRIVE-IN DOOR
- NO COLUMNS
- CLOSE PROXIMITY TO I-190, ROUTE 2 AND ROUTE 12
- 11 ACRE SITE (TRAILER PARKING AVAILABLE)

DEMOGRAPHICS	10 MILES	15 MILES
Total Households	68,245	153,546
Total Population	168,237	382,140
Average HH Income	\$94,784	\$107,716

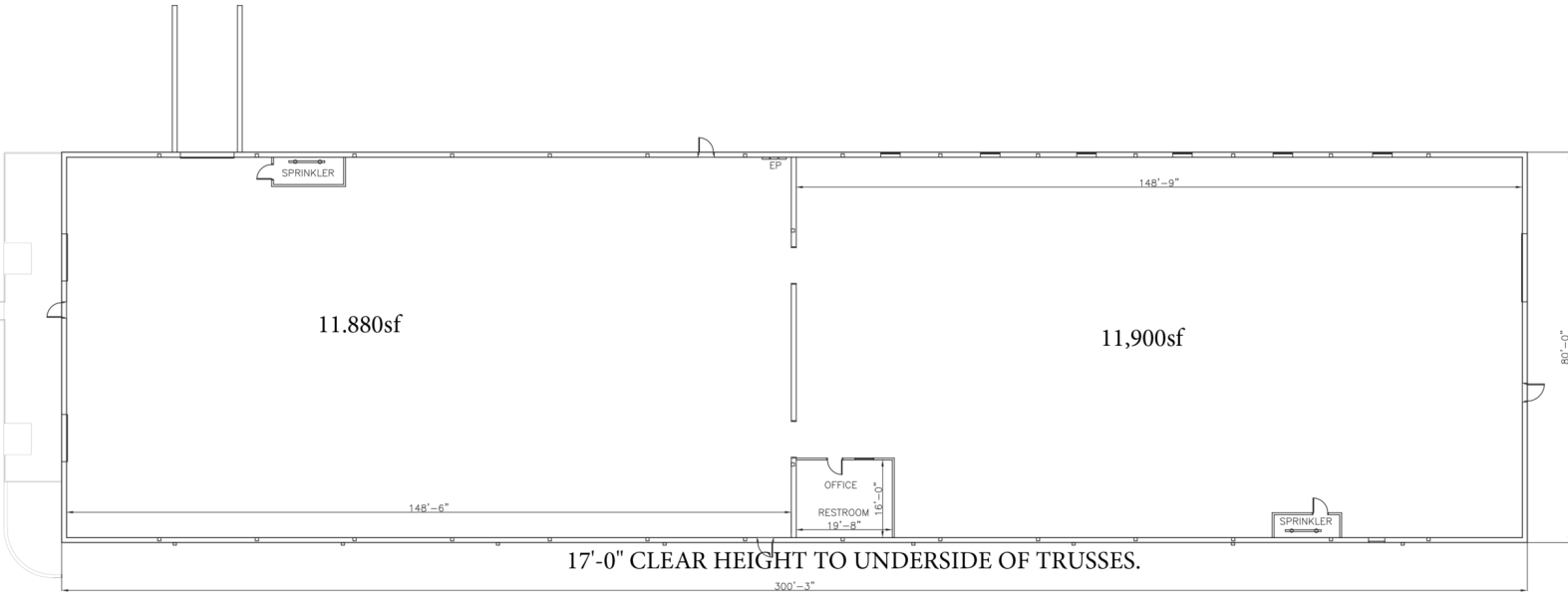
PROPERTY SPECIFICATIONS

BUILDING SIZE:	24,837 SF
OFFICE:	Shipping office with 2 bathrooms
SITE:	111,588 SF (3 buildings) on 11 acres
ZONING:	Mixed use
HEIGHT:	17' clear
YEAR BUILT:	1980
CONSTRUCTION:	Masonry block
POWER:	200 amp service/480 volt
LOADING:	Two (2) tailboard One (1) drive-in door
UTILITIES:	City water/sewer
HEAT:	Radant (gas)
SPRINKLER:	Dry system
LEASE RATE:	\$7.95/SF NNN

ADDITIONAL PHOTOS



FLOOR PLAN



FLOOR PLAN

SCALE: 1"=30'



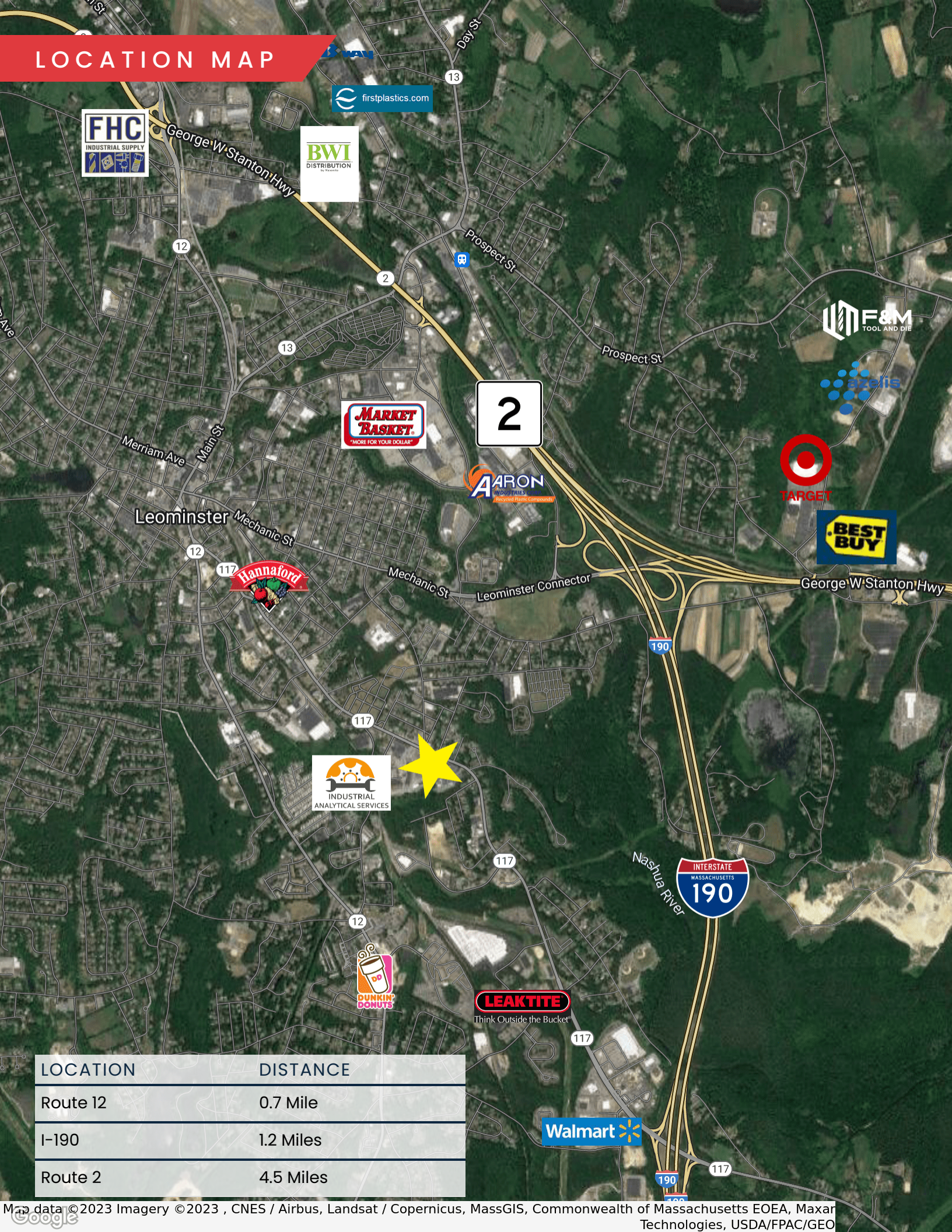
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EXISTING CONDITIONS
FLOOR PLAN

TENANT
OWNER
RAM MANAGEMENT CORPORATION
200 US RT #1, SUITE 200, SCARBOROUGH, ME

DATE: NOV 8, 2011
X1

LOCATION MAP



LOCATION	DISTANCE
Route 12	0.7 Mile
I-190	1.2 Miles
Route 2	4.5 Miles

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