



# 471 LANCASTER STREET

LEOMINSTER, MA

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24,000 SF | INDUSTRIAL BUILDING FOR LEASE

ALAN RINGUETTE 978.265.8112 [alan@stubblebinecompany.com](mailto:alan@stubblebinecompany.com)



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

24,000 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:	24,000 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:	480V/3 Phase
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





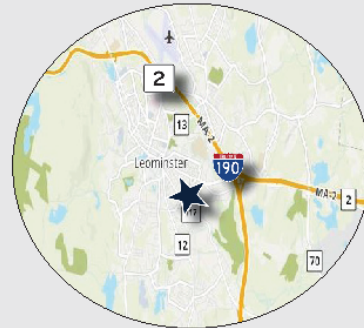
ALSO AVAILABLE



## 4,732 SF SPACE AVAILABLE

» The Stubblebine Company is pleased to offer 477 Lancaster Street, Leominster, MA to the marketplace:

- Located on Rt. 117, just over a mile to I-190
- On 11.66 +/- acres
- Warehouse space with one dock

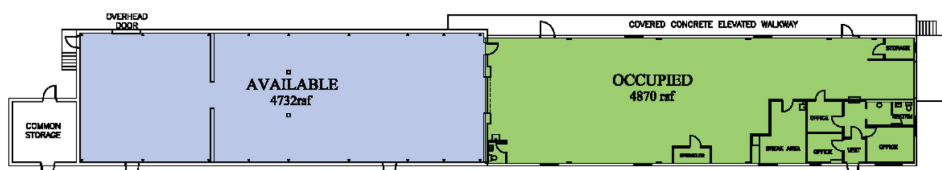


EXCLUSIVE LISTING AGENT  
THE STUBBLEBINE COMPANY  
CORFAC INTERNATIONAL

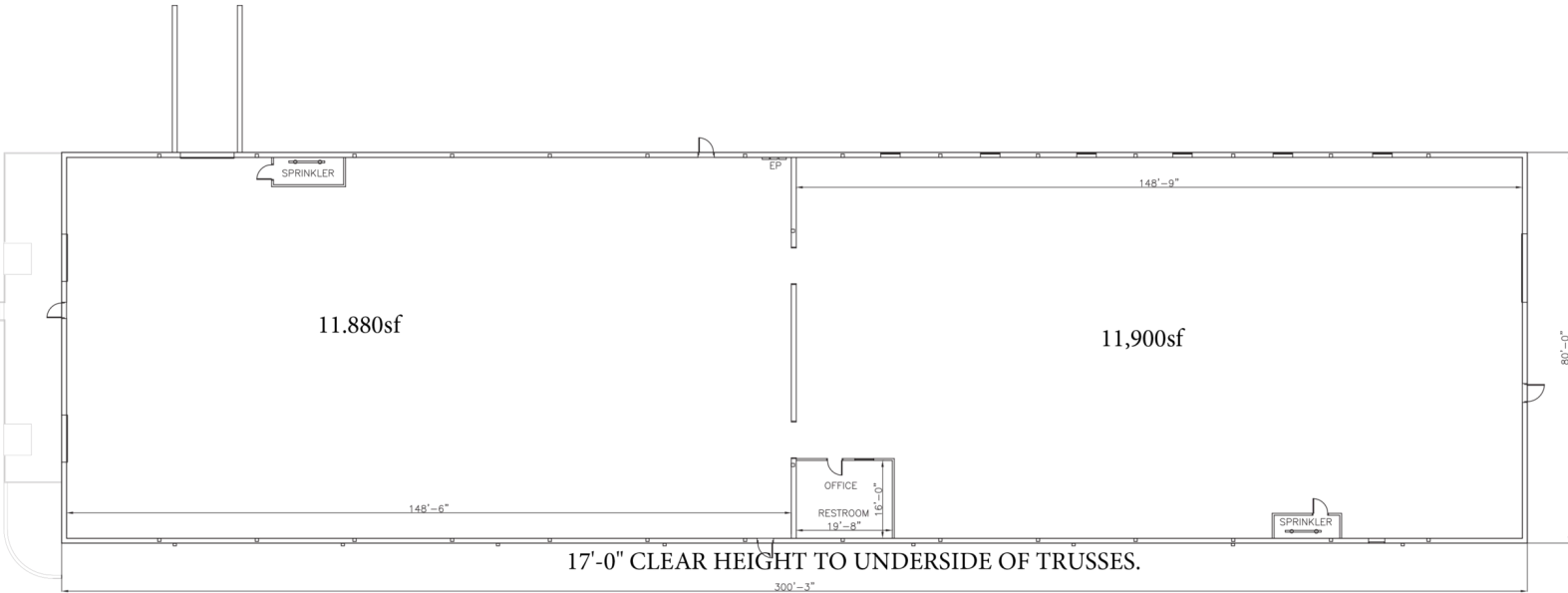
### PROPERTY SPECIFICATIONS

SPACE AVAILABLE:	4,732 SF
STRUCTURE:	STEEL AND CONCRETE
ROOF:	RUBBER MEMBRANE
CEILING HEIGHT:	16' CLEAR
POWER:	400 AMP 277/480
LOADING:	ONE (1) LOADING DOCK

### FLOOR PLAN



FLOOR PLAN



FLOOR PLAN

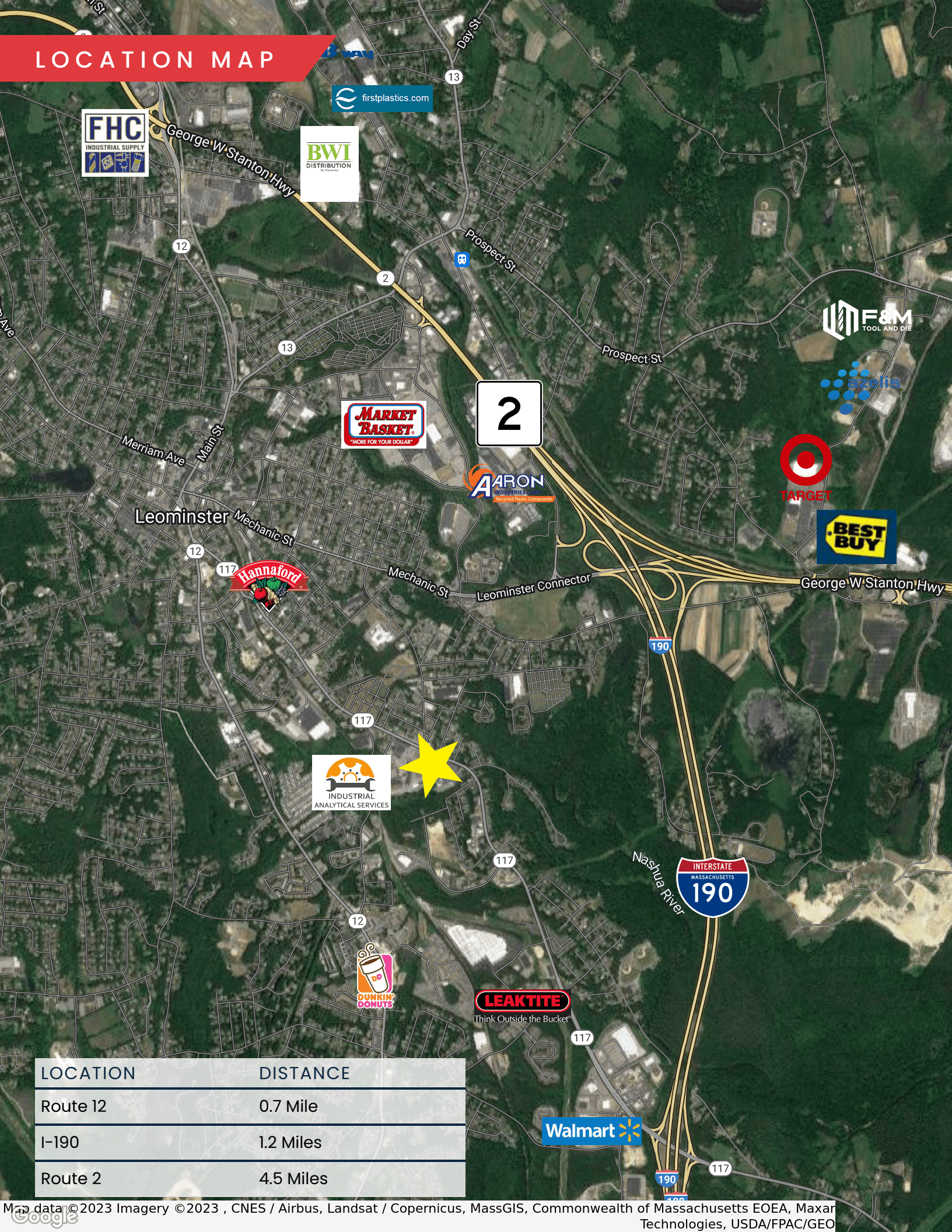
SCALE: 1"=20'

DATE: NOV 8, 2011

 <div>JOHN T. BRENNAN &amp; ASSOCIATES ARCHITECTS PO BOX 4325, WINCHAM, NH 03087 PHONE: 603-882-4853 FAX: 603-884-5548 EMAIL: jtbrennan@jtbarchitects.com</div>	EXISTING CONDITIONS FLOOR PLAN	TENANT	X1
		OWNER RAM MANAGEMENT CORPORATION 200 US RT #1, SUITE 200, SCARBOROUGH, ME	



# LOCATION MAP



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



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