

177 FLORENCE STREET

LEOMINSTER, MA



31,278 SF AVAILABLE

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

31,278 SF INDUSTRIAL/WAREHOUSE
SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- A WELL MAINTAINED INDUSTRIAL/WAREHOUSE FACILITY
- EASY ACCESS TO ROUTE 2 AND I-190
- HEAVY POWER

OFFERING SUMMARY

LEASE RATE:	\$8.95/SF/Modified Gross
AVAILABLE SF- 1ST FLOOR:	31,278 SF
BUILDING SIZE:	140,000 SF

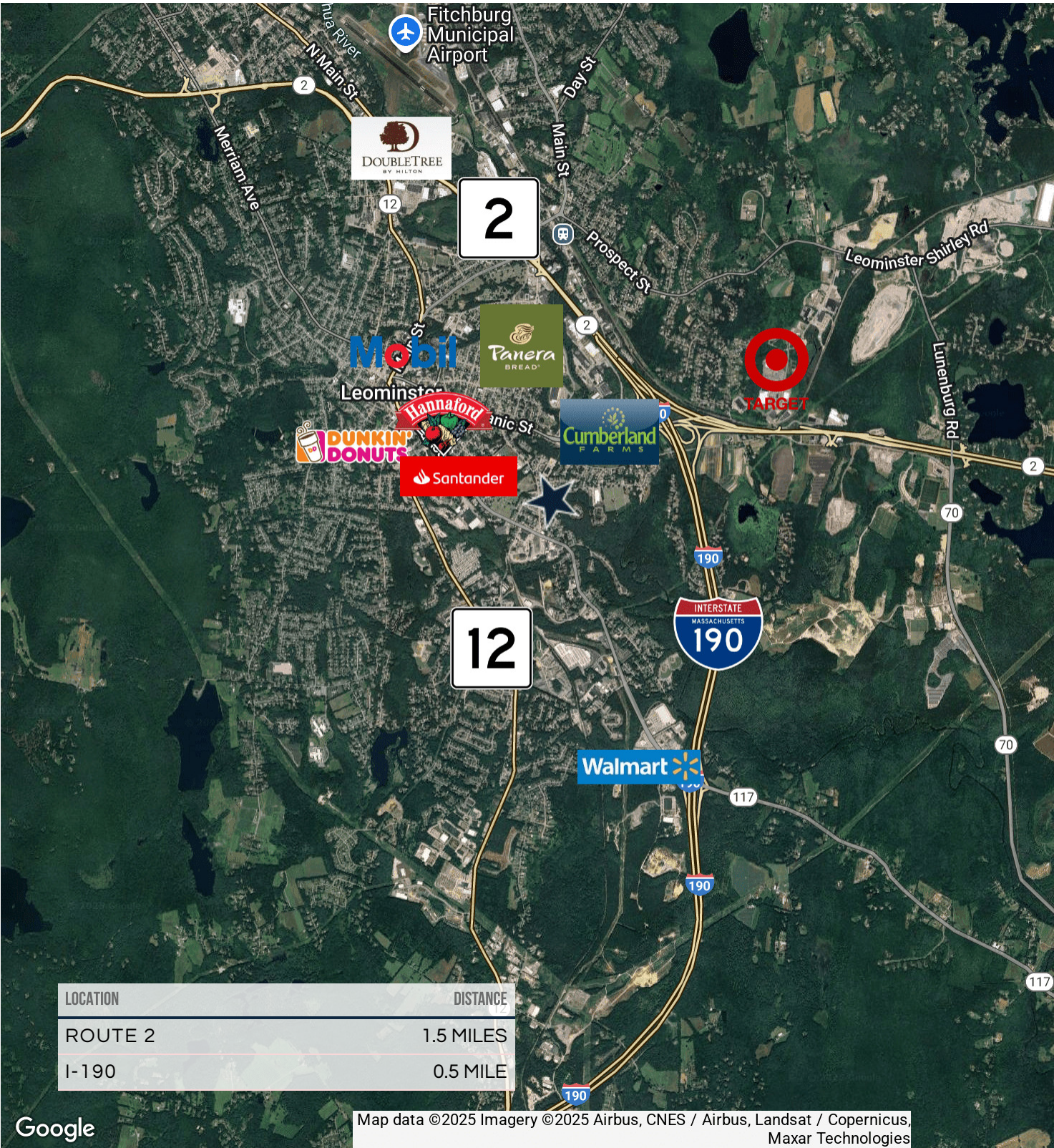
PROPERTY SPECIFICATIONS

ZONING	INDUSTRIAL
LOADING	TAILBOARD DOCK
HEIGHT	14'-16' CLEAR
SPRINKLER	WET
POWER	7,000 AMPS, 13,800 V/ 480,3 PHASE
CONSTRUCTION	CONCRETE / BLOCK
ROOF	TAR AND GRAVEL/ RUBBER
HEAT	GAS/ELECTRIC

ADDITIONAL PHOTOS

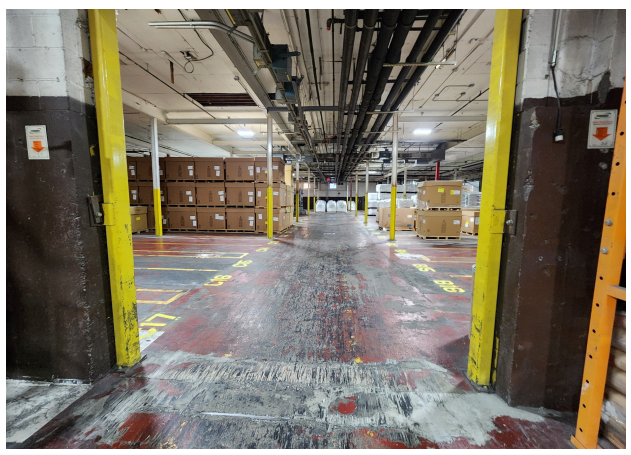


LOCATION MAPS



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