

177 FLORENCE STREET

LEOMINSTER, MA



8,000 SF AVAILABLE

INDUSTRIAL/WAREHOUSE
SPACE

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

8,000 SF INDUSTRIAL/WAREHOUSE
SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- A WELL MAINTAINED INDUSTRIAL/WAREHOUSE FACILITY
- EASY ACCESS TO ROUTE 2 AND I-190
- 12,000 SF AVAILABLE
- HEAVY POWER
- SUBDIVIDABLE

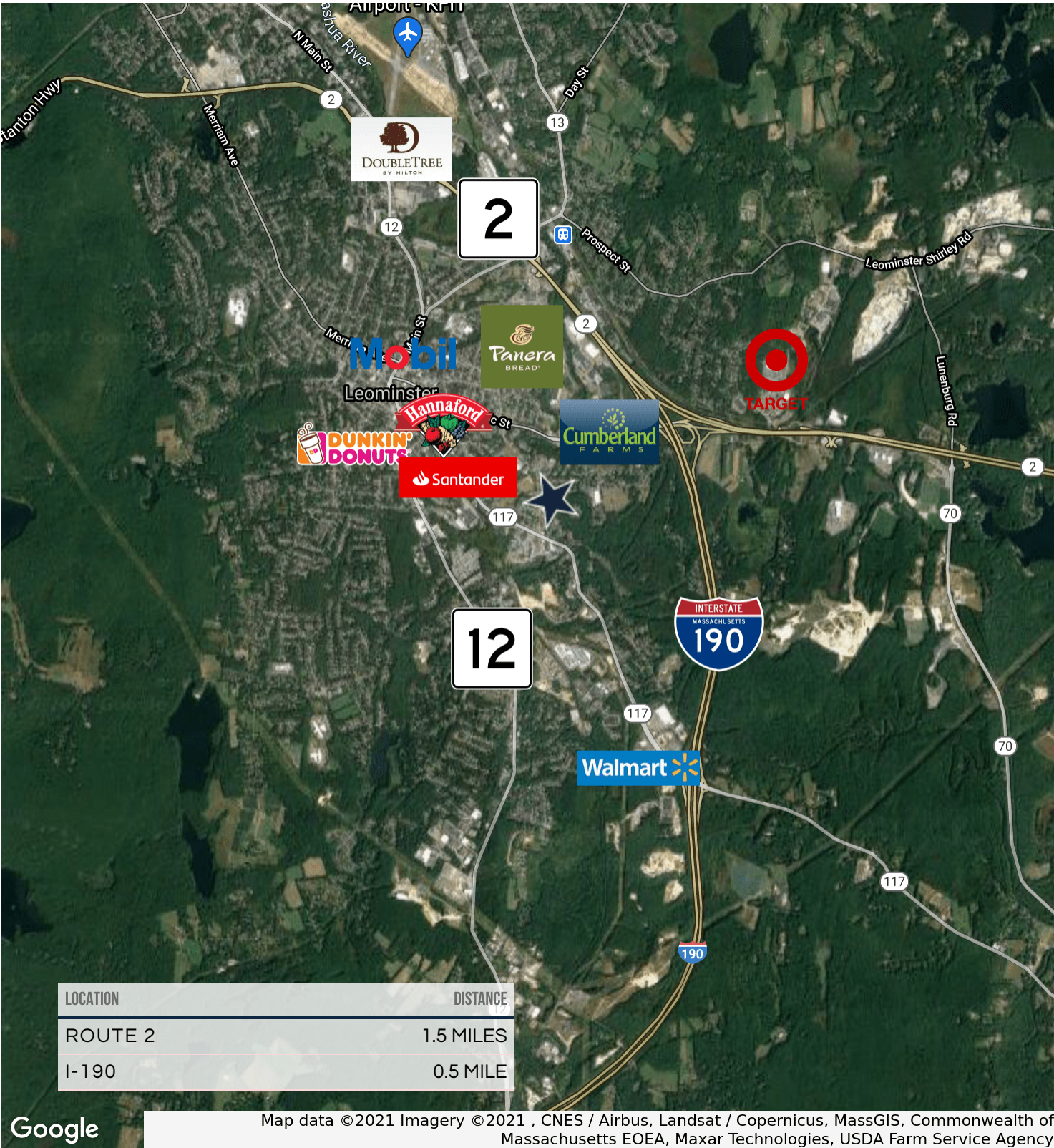
OFFERING SUMMARY

LEASE RATE:	\$4/SF/YR Gross
AVAILABLE SF:	8,000 SF
LOT SIZE:	4 Acres
BUILDING SIZE:	140,000 SF (5,000 SF OFFICE)

PROPERTY SPECIFICATIONS

ZONING	INDUSTRIAL
LOADING	TAILBOARD DOCK
HEIGHT	12' CLEAR
SPRINKLER	WET
POWER	7,000 AMPS, 13,800 V/ 480,3 PHASE
CONSTRUCTION	CONCRETE / BLOCK
ROOF	TAR AND GRAVEL/ RUBBER
HEAT	GAS/ELECTRIC

LOCATION MAPS



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