

177 FLORENCE STREET

LEOMINSTER, MA



**3,000-
40,000 SF
AVAILABLE**

SUBDIVIDABLE

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

3,000-40,000 SF INDUSTRIAL/WAREHOUSE
SPACE AVAILABLE (SUBDIVIDABLE)

PROPERTY HIGHLIGHTS

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

OFFERING SUMMARY

LEASE RATE:	\$7.50/SF/Modified Gross
AVAILABLE SF:	3,000 - 40,000 SF
LOT SIZE:	4 Acres
BUILDING SIZE:	140,000 SF

PROPERTY SPECIFICATIONS

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

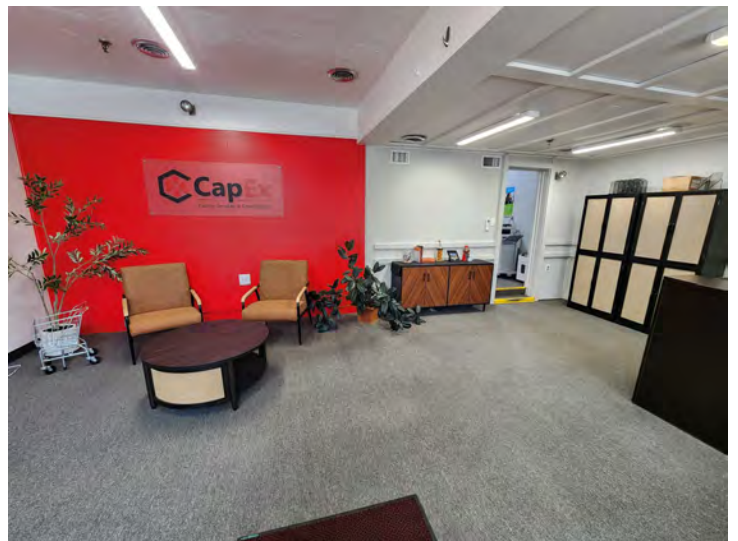
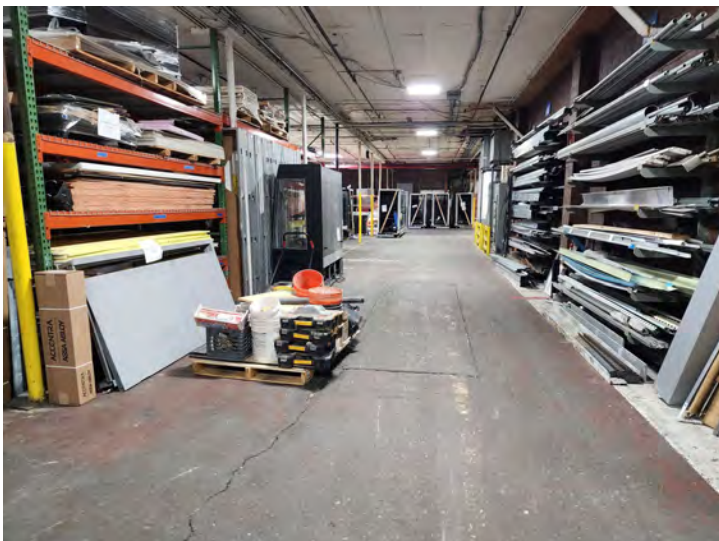


THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

THE STUBBLEBINE COMPANY
ONE CRANBERRY HILL | LEXINGTON, MA
STUBBLEBINECOMPANY.COM

ADDITIONAL PHOTOS

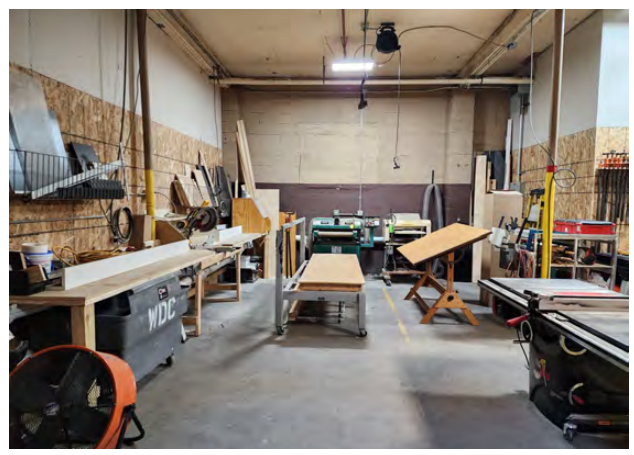


LOCATION MAPS



177 FLORENCE STREET

LEOMINSTER, MA



CONTACT:

ALAN RINGUETTE	978.265.8112	ALAN@STUBBLEBINECOMPANY.COM
JAMES STUBBLEBINE	617.592.3388	JAMES@STUBBLEBINECOMPANY.COM
DAVID STUBBLEBINE	617.592.3391	DAVID@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL