



22 TUCKER DR

LEOMINSTER, MA

FOR LEASE | 33,000 SF DISTRIBUTION BUILDING ON 2.92 ACRES

- Class A 16' - 22'
- Less than 1 mile to I-190
- 3,000 Amps of Power



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

22 Tucker Drive in Leominster, MA, is a 33,000 SF industrial building on 2.92 acres available for lease. This facility features a clear height of 16'4" to 22', six loading docks with 10' dock height and levelers, and one drive-in door, making it ideal for a variety of industrial manufacturing and distribution uses. Its strategic location and spacious lot size offer ample space and flexibility for businesses looking to expand or establish their operations in the area.

PROPERTY SPECIFICATIONS

Clear Height:	16'4" - 22'
Columns Spacing:	40' x 30'
Loading Docks:	Six (6)
Power:	3,000 Amps
Dock Height:	10' with Levelers
Drive-in Door:	One (1)
Office:	Recep/5 Office/Conf/Caf

OFFERING SUMMARY

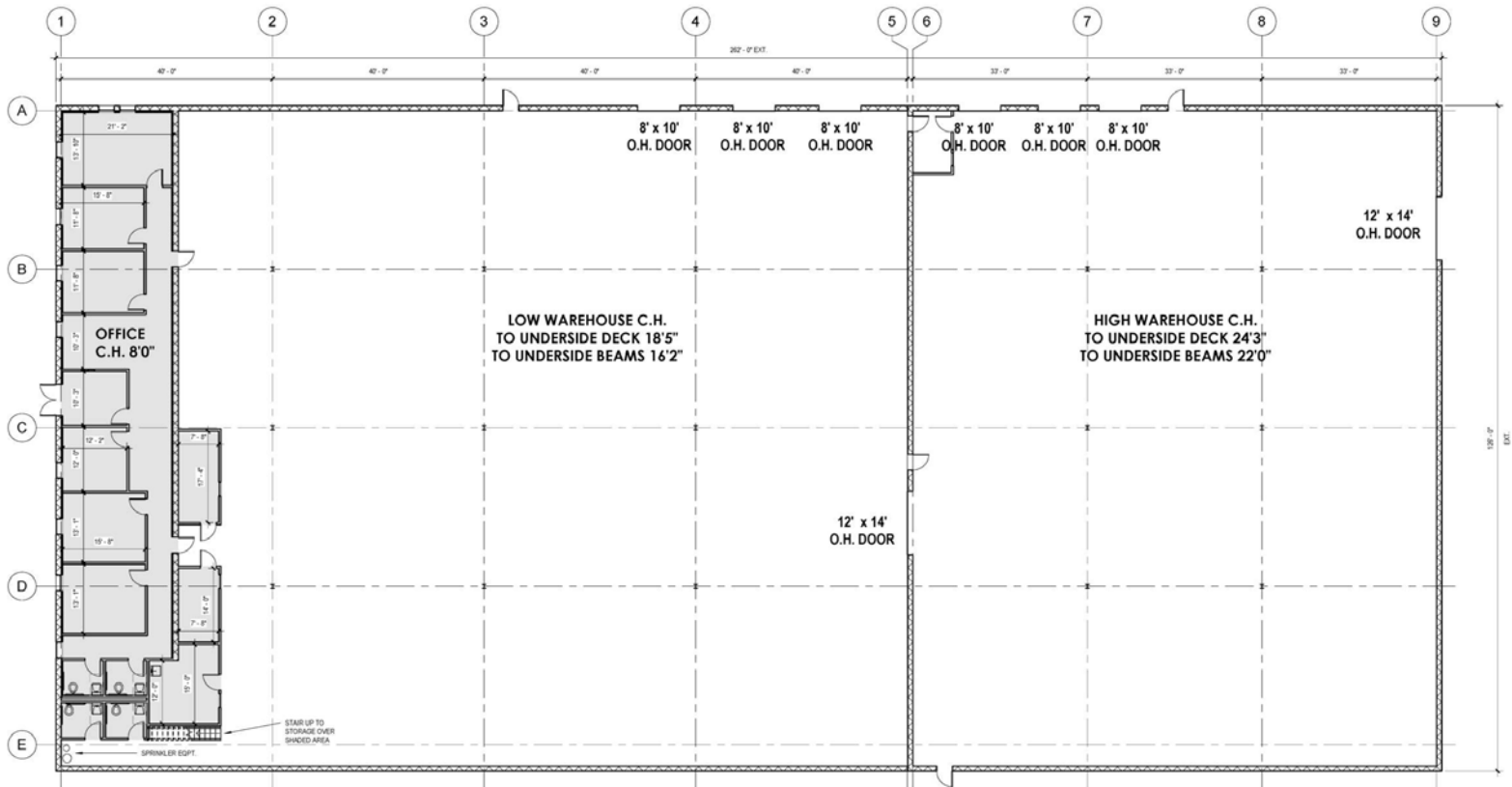
Building Size:	33,000 SF
Warehouse:	31,000 SF
Office:	2,000 SF
Lot Size:	2.92 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,274	24,008	68,675
Total Population	31,036	58,329	169,154
Average HH Income	\$80,650	\$88,021	\$95,573





FLOOR PLAN



01 LEVEL 1 EXISTING
3/32" = 1'-0"

OFFICE 2,284 SF

WAREHOUSE 30,716 SF

FRONT LOW WAREHOUSE 18,436 SF (OF WHICH 730 SF ARE WAREHOUSE OFFICES/RESTROOMS)

REAR HIGH WAREHOUSE 12,280 SF (OF WHICH 85 ARE SMALL WAREHOUSE OFFICE)

(THERE IS ALSO 3,014 SF OF STORAGE ABOVE THE OFFICE AREA, SHADED, AND NOT COUNTED IN BUILDING TOTAL)

BUILDING TOTAL 33,000 S.F.



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