



# 100 JYTEK DR

LEOMINSTER, MA

FOR SUBLEASE | 40,000 SF +/- INDUSTRIAL BUILDING ON 2.47 ACRES

- 16' Clear Height
- 1 Drive-In Door
- 4 Tailboard Docks





# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

40,000 SF +/- Industrial Building for Sublease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	10,890	21,509	66,556
Total Population	25,043	51,157	164,496
Average HH Income	\$80,685	\$90,956	\$94,564

## PROPERTY SPECIFICATIONS

Rentable Area:	40,000 SF +/-
Warehouse:	34,000 SF +/-
Office:	6,000 SF +/- (renovated 2012)
Lot Size:	2.47 Acres
Clear Height:	16'
Loading Docks:	5
Drive-in Door:	1
Year Built:	1984
Lease Rate:	MARKET

## PROPERTY SPECIFICATIONS

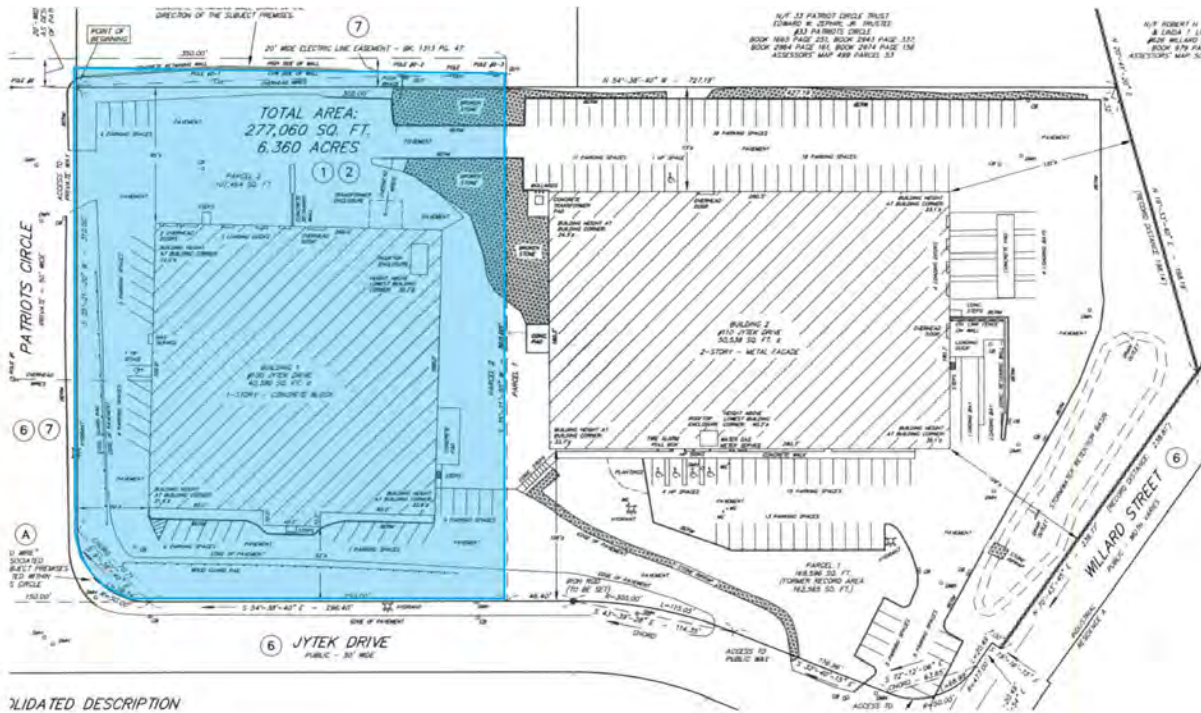
Foundation:	6" concrete slab-on grade
HVAC:	Office: packaged electric/gas units;
Electric:	400-amp; 3-phase, 4-wire, 277/480-volt main service
Water/Sewer:	City
Electric/Gas:	National Grid
Fire/Life Safety:	Sprinklered w/multiple-zone fire alarm
Structure:	CMU bearing walls w/steel frame
Facade:	Painted CMU, brick veneer, in fair condition
Roof:	New roof to be installed immediately
ADA Compliance:	Compliant



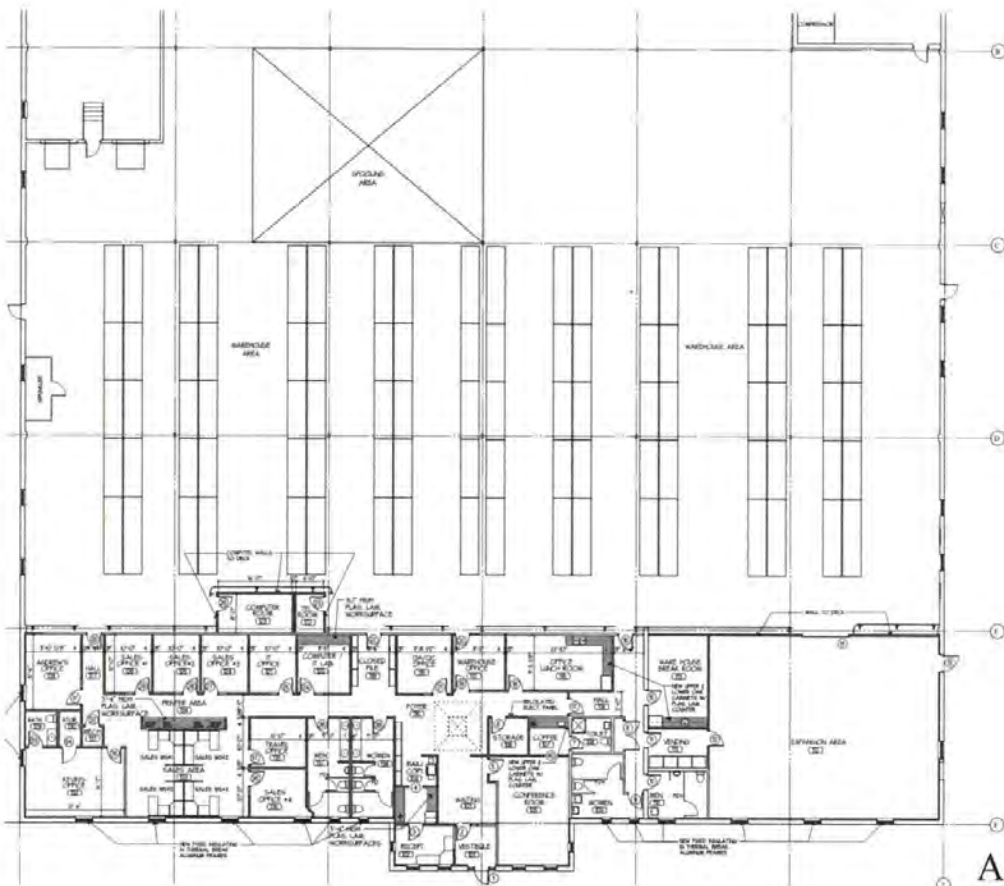
# ADDITIONAL PHOTOS





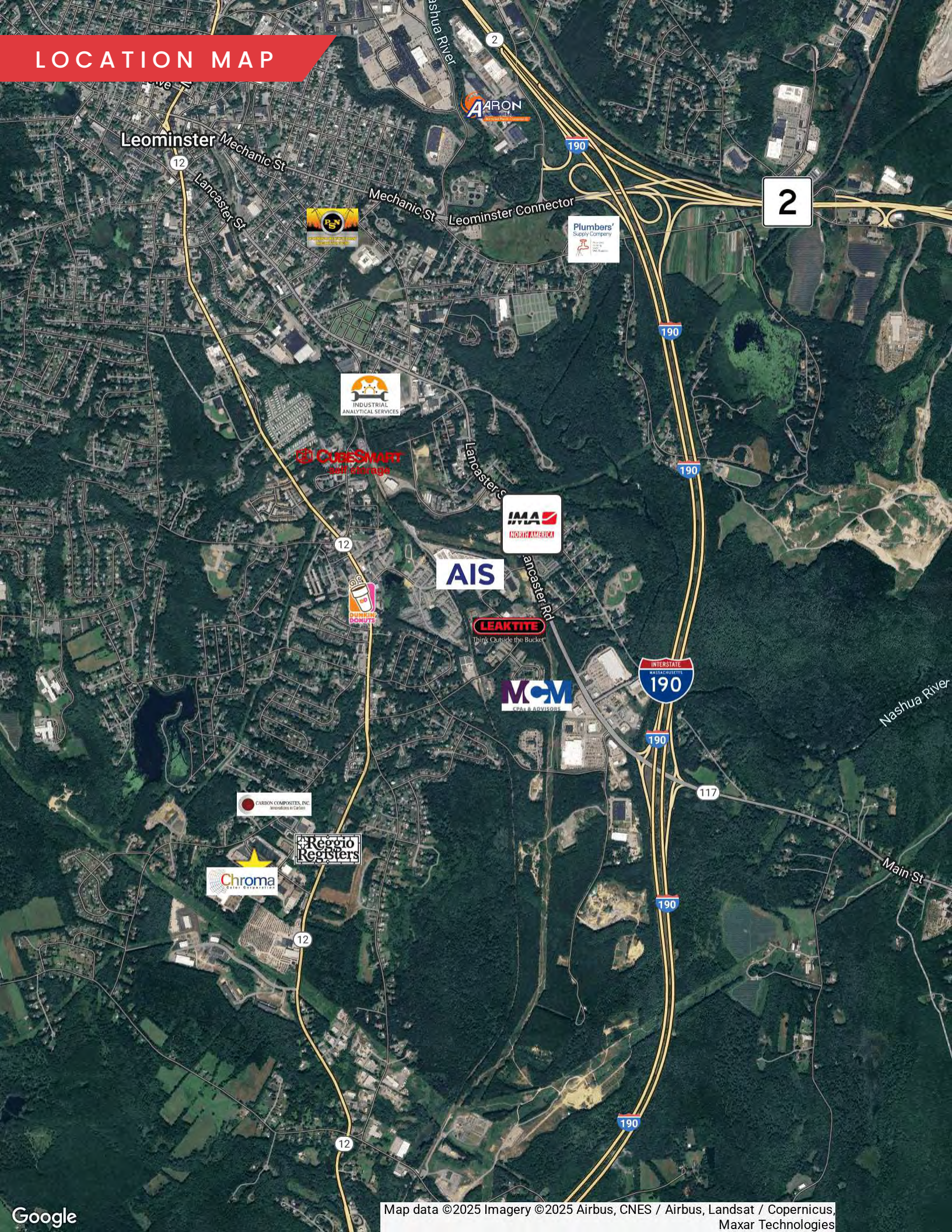


VALIDATED DESCRIPTION





# LOCATION MAP





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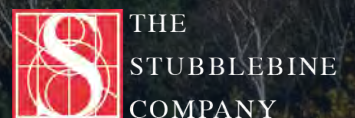
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