



21 JUNGLE ROAD

LEOMINSTER, MA

FULLY PERMITTED SITE: 67,500 SF | **FOR SALE OR BUILD TO SUIT**

- 5.5 Acres
- Fully permitted for 67,500 SF
- Located just off I-190 and close to the Rt 2 Intersection

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY

190



PROPERTY DESCRIPTION

67,500 SF Fully Permitted Build-to-Suit Development or Sale Opportunity

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 10,699 | 23,064 | 70,186 |
| Total Population | 25,164 | 55,699 | 172,580 |
| Average HH Income | \$81,159 | \$89,753 | \$96,339 |

OFFERING SUMMARY

| | |
|----------------|-----------------|
| Building Size: | 67,500 SF |
| Lot Size: | 5.5 Acres |
| Zoning: | Industrial |
| Clear Height: | 32' |
| Columns: | 50' x 50' |
| Sprinklers: | Wet System |
| Loading Docks: | Sixteen (16)+/- |
| Construction: | Steel |
| Power: | 3p 4w Heavy |
| Parking: | 64 Spaces |
| Sale Price: | \$2,500,000 |

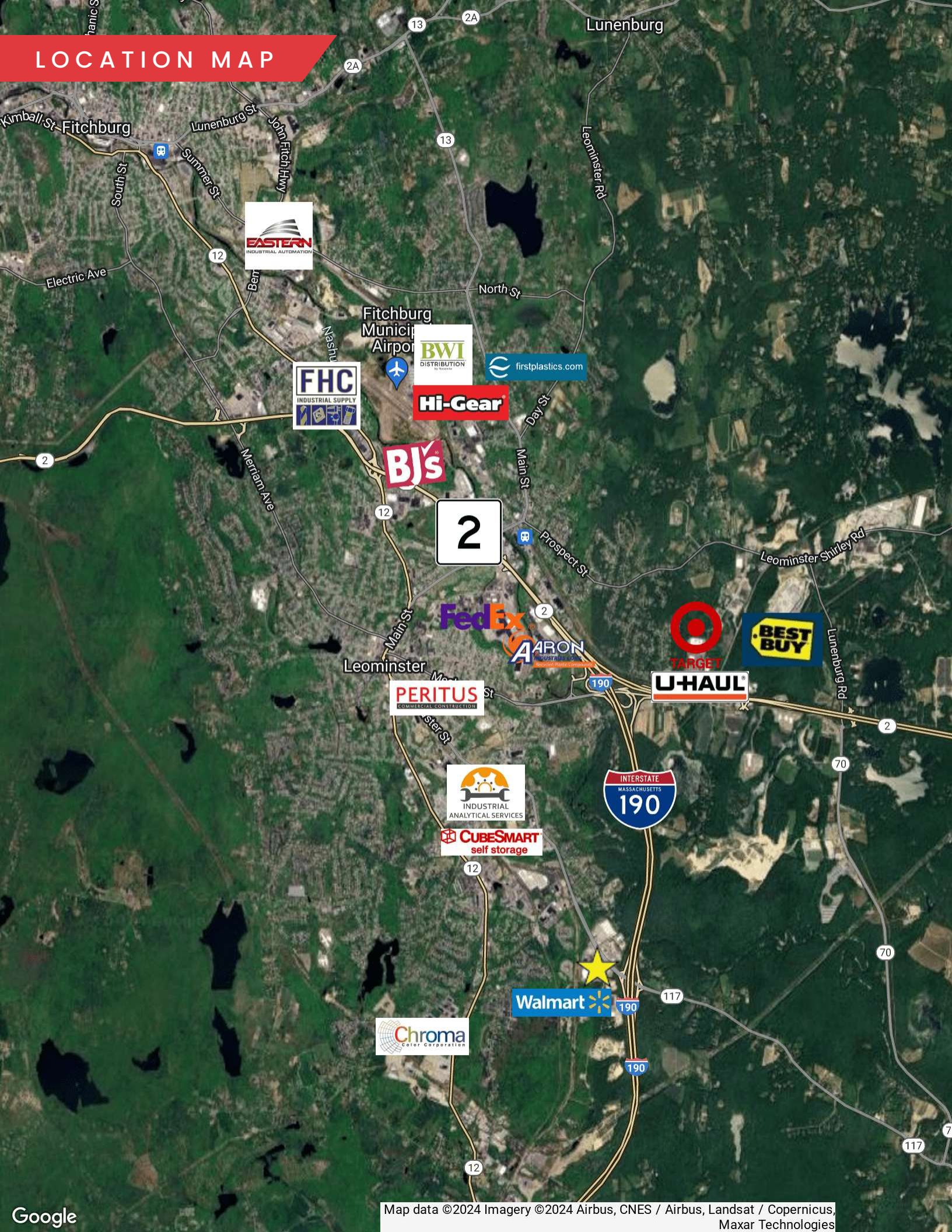
SITE PLAN



AERIAL



LOCATION MAP



21 JUNGLE ROAD

LEOMINSTER, MA

FULLY PERMITTED SITE: 67,500 SF | **FOR SALE**

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