

DEVELOPED BY
CAPITAL GROUP PROPERTIES



21 JUNGLE ROAD

LEOMINSTER, MA

67,500 SF FULLY PERMITTED BUILD-TO-SUIT | **FOR LEASE**

- 5.5 Acres
- 32' Clear Height
- 16 Loading Docks
- Subdividable to 20,000 SF
- Located Just Off I-190 and close to the Rt 2 Intersection

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

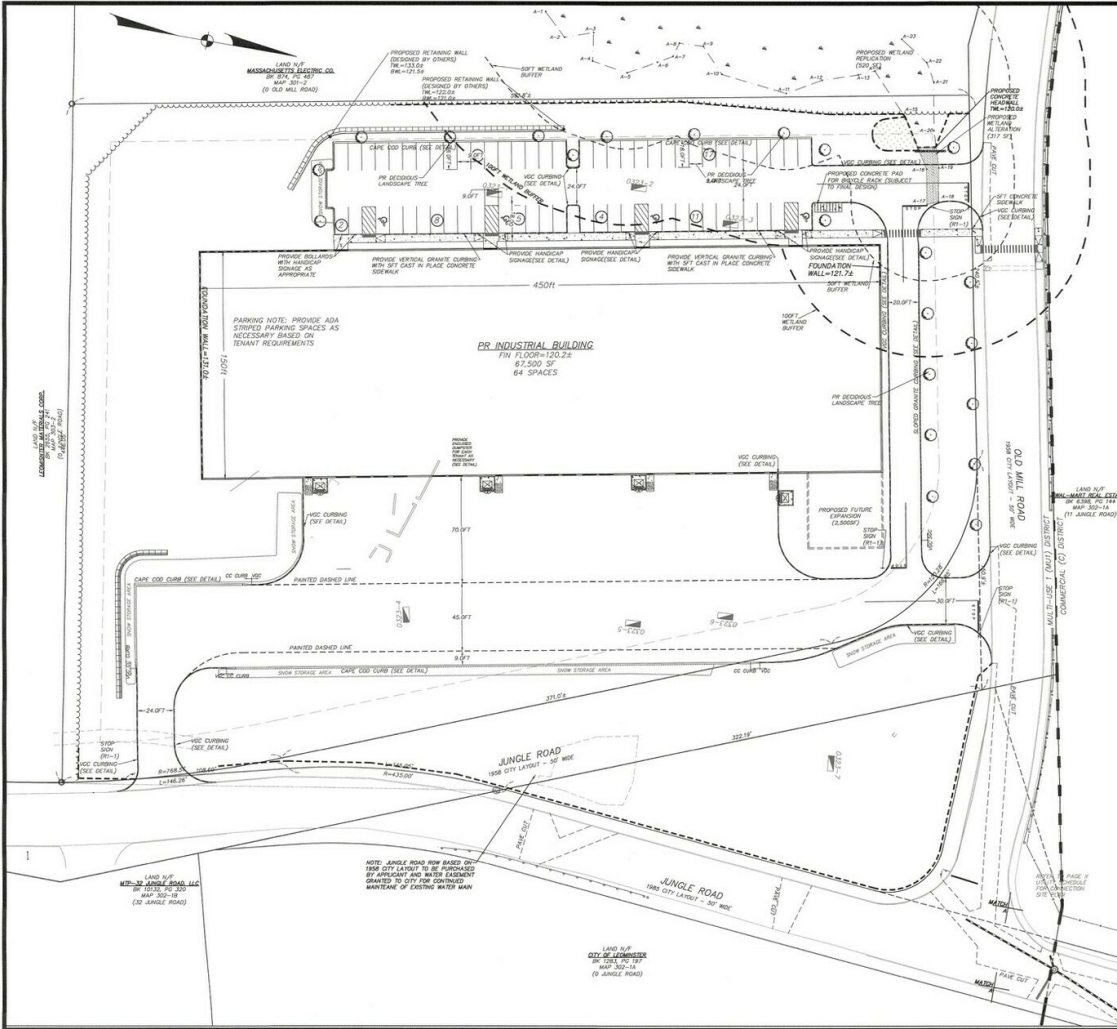
67,500 SF Fully Permitted Build-to-Suit Development for Lease

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
Available SF:	67,500 SF
Lot Size:	5.5 Acres
Zoning:	Industrial
Clear Height:	32'
Columns:	50'w x 50'd
Sprinklers:	Wet System
Loading Docks:	Sixteen (16)
Construction:	Steel
Power:	3p 4w Heavy
Parking:	64 Spaces
Lease Rate:	Market

SITE PLAN



PROJECT INFORMATION

LAND INFORMATION
 SHEET NO./PAGE: 2/14-1/25
 SHEET TITLE: 198 CITY LAYOUT - 50' WIDE
 PROPOSED AREA: 3.44 ACRES

PLANNING INFORMATION
 ZONING DISTRICT: MULTI-USE 1 (M-U1)
 DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 5,000 S.F.
 MINIMUM FRONTAGE: 50'
 MAXIMUM HEIGHT: 70' (4 STORIES)
 MINIMUM SETBACKS:
 FRONT: 30'
 SIDE: 25'
 REAR: 30'

GENERAL NOTES:
 1. PROJECT INFORMATION SHEET (PIS) AND PLANS OF RECORD. NO CERTIFICATION OF PROPERTY LINES SHOWN ON THIS PLAN IS INTENDED TO BE IMPLIED BY HANNIGAN ENGINEERING, INC. (HANNIGAN) INFORMATION IS THE RESULT OF AN ON-SITE SURVEY CONDUCTED BY HANNIGAN ENGINEERING, INC. IN FEBRUARY OF 2023. THE METERS INDICATED ON THIS PLAN ARE BASED ON THE METERS INDICATED IN THE RECORD DRAWINGS AND HAVE BEEN VERIFIED BY GROUND EXPLOREMENTS IN ACCORDANCE WITH THE METERS AND SPECIFICATIONS OF THE SURVEY BASED ON FIELD SURVEY.
 2. LOCATION OF ALL UTILITIES ARE APPROXIMATE.
 3. LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED ON FIELD SURVEY. THE APPROXIMATE FIELD SURVEY LOCATION OF EXISTING UTILITIES AND SUBURFACE STRUCTURES, WHETHER OF ANY KIND OR TYPE, SHALL BE DETERMINED BY THE CONTRACTOR AT THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE LOCATION OF ALL UTILITIES CONTRACTS AND RECORDS AS WELL AS 90-DAY PRIOR TO EXCAVATION (SEE 103).
 4. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL, STATE, OR FEDERAL AGENCIES TO WHICH THE CONTRACTOR IS CONTRACTOR.
 5. REGULATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PROVIDED IN ACCORDANCE WITH PROVISIONS OF THE APPLICABLE UTILITY PROVIDER REGULATORY AGENCY.
 6. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE SPECIFICATIONS OF THE CITY OF LEOMINSTER AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.
 7. ALL CONSTRUCTION CONTRACTS SHALL BE LOANED AND REVIEWED FOR ESTABLISHMENT.
 8. ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE IN THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND HANDED OVER TO THE APPROPRIATE LOCAL AGENCIES FOR DISPOSITION.
 9. ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE IN THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND HANDED OVER TO THE APPROPRIATE LOCAL AGENCIES FOR DISPOSITION.
 10. PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATORY AGENCY REQUIREMENTS.
 11. APPLICANT SHALL BE AWARE OF OBLIGATIONS TO COMPLY WITH CHAPTER 193, SECTION 10 OF THE MASSACHUSETTS CONSTRUCTION ACT, AND THE ASSOCIATED REGULATIONS (816 CMR 18.00).
 12. EXCAVATION OF MATERIAL SHALL NOT BE PERMITTED WITHIN ANY AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT WITHOUT PRIOR APPROVAL BY THE LOCAL COORDINATOR AND SUPERVISOR OF FIELD WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO EXCAVATE AND REMOVE ALL MATERIALS.
 13. ALL SIDEWALKS AND RAMPWAYS TO COMPLY WITH REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE MASSACHUSETTS ACCESSIBILITY STANDARDS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.
 14. THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD ZONE AS SHOWN ON THE MASSACHUSETTS FLOOD ZONE MAP. THE CONTRACTOR SHALL BE AWARE OF THE MASSACHUSETTS FLOOD ZONE MAP AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO EXCAVATE AND REMOVE ALL MATERIALS.
 15. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 16. ALL UTILITIES SHALL BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE CITY OF LEOMINSTER.

LOCUS PLAN

SCALE: 1"=100'

OWNER:
 G AND T REALTY TRUST
 24 WILDER ROAD
 LEOMINSTER, MA 01453

APPLICANT:
 CAPITAL GROUP PROPERTIES, LLC
 250 TURNPIKE ROAD
 SOUTHBROOK, MA 01772

PARKING CALCULATION
 TOTAL BUILDING GROSS FLOOR AREA=70,000 SQUARE FEET
 TO BE UTILIZED AS SPECULATIVE WAREHOUSE/CONSTRUCTION

OFFICE SPACE
 APPROXIMATELY 20% OF GFA
 OFFICE AREA = 70,000 SF x 20% = 14,000 SF
 1 SPACE PER 400 SF NET FLOOR AREA REO'D
 14,000 SF / 400 SF = 35 SPACES
 TOTAL REQUIRED = 28 SPACES

WAREHOUSE/MANUFACTURING
 TOTAL AREA = 56,000 SF
 1 SPACE PER 10,000 SQUARE FEET REO'D
 56,000 SF / 10,000 SF = 5.6 SPACES
 TOTAL REQUIRED = 6 SPACES

TOTAL PARKING REQUIRED = 34 SPACES
 TOTAL PARKING PROVIDED = 64 SPACES
 REQUIRED ADA SPACES = 3 SPACES
 TOTAL ADA SPACES PROVIDED = 4 (4 VAV)

LANDSCAPING TREE CALCULATION
 3 TREES PER 3 PARKING SPACES
 64 SPACES / 3 TREES = 21.33
 TOTAL REQUIRED = 22 TREES
 TOTAL PROVIDED = 22 TREES

SNOW STORAGE CALCULATION
 TOTAL PAVED AREAS = 78,552 S.F.
 TOTAL SNOW STORAGE = 6,431 SF
 8.1% OF PAVED AREA PROVIDED (MIN 5%)

HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE
 LEOMINSTER, MASSACHUSETTS 01453
 (978) 534-2344
 (978) 534-0271
 WWW.HANNIGANINC.COM

SITE LAYOUT PLAN
 IN
 LEOMINSTER, MASSACHUSETTS

PREPARED FOR:
 CAPITAL GROUP PROPERTIES, LLC
 SANDER LEPERI
 259 TURNPIKE ROAD
 SOUTHBROOK, MASSACHUSETTS 01772
 TEL: 617-712-6270

GRAPHIC SCALE: 1"=30'
 0 10 20 30 40 50 60 70 80 90 100 120 FEET

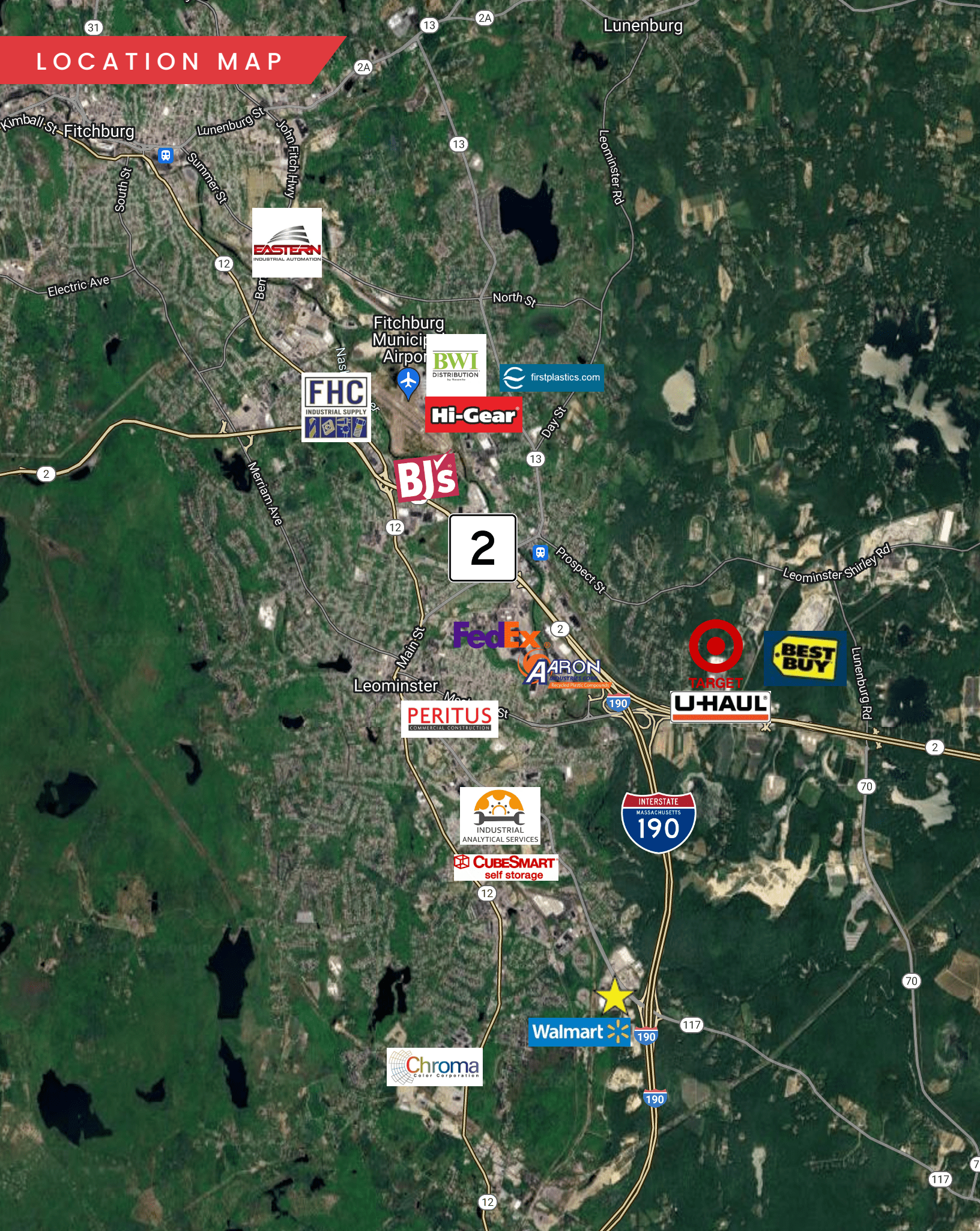
CALC. DMA DRAWN. DMA SCALE: 1"=30'
 CHKD: MSH APPD: DMA DATE: APR 10, 2023
 SRV: JEF FB: 79-132 JOB NO: 3155
 TAB: (6) LAYOUT SHEET 6 OF 11 PLAN NO: D-1-31

SITE PLAN





LOCATION MAP



DEVELOPED BY
CAPITAL GROUP PROPERTIES



21 JUNGLE ROAD

LEOMINSTER, MA

67,500 SF FULLY PERMITTED BUILD-TO-SUIT | FOR LEASE

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