



243 WHITNEY ST

LEOMINSTER, MA

FOR SALE | 68,225 SF INDUSTRIAL MANUFACTURING BUILDING

- 1.4 Miles to Route 2
- 2.1 Miles to I-190
- 6.15 AC



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

68,225 SF Industrial/Warehouse Building for Sale on 6.15 Acres. Easy access to Route 2 and I-190 with approximately 1 paved acre

PROPERTY SPECIFICATIONS

| | |
|----------------|---------------------------------------|
| Building Size: | 68,225 SF |
| Lot Size: | 6.15 Acres |
| Footprint: | 44,930 SF |
| Office: | 5,000 SF on both the 1st & 2nd Floors |
| Year Built: | 1955; Renovated 1996 and 2015 |

| | |
|---------------|---------------------------|
| Loading: | 4 Tailboard |
| Drive-In: | 1 Door |
| Power: | 1,200 Amps |
| Clear Height: | 20' clear |
| Utilities: | Gas; city water and sewer |
| Roof: | Rubber |
| Zoning: | Industrial |
| Elevators: | Passenger and Freight |
| Sale Price: | \$3,500,000 |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 19,410 | 34,259 | 58,997 |
| Total Population | 47,299 | 86,408 | 154,148 |
| Average HH Income | \$108,575 | \$106,940 | \$121,957 |

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COATING CORP.

PEAK
PERFORMANCE
COMPOUNDING, LLC

2

INTERSTATE
190

COMMUTER RAIL

THE MALL AT WHITNEY FIELD

A-1 OVERHEAD
DOOR SYSTEMS

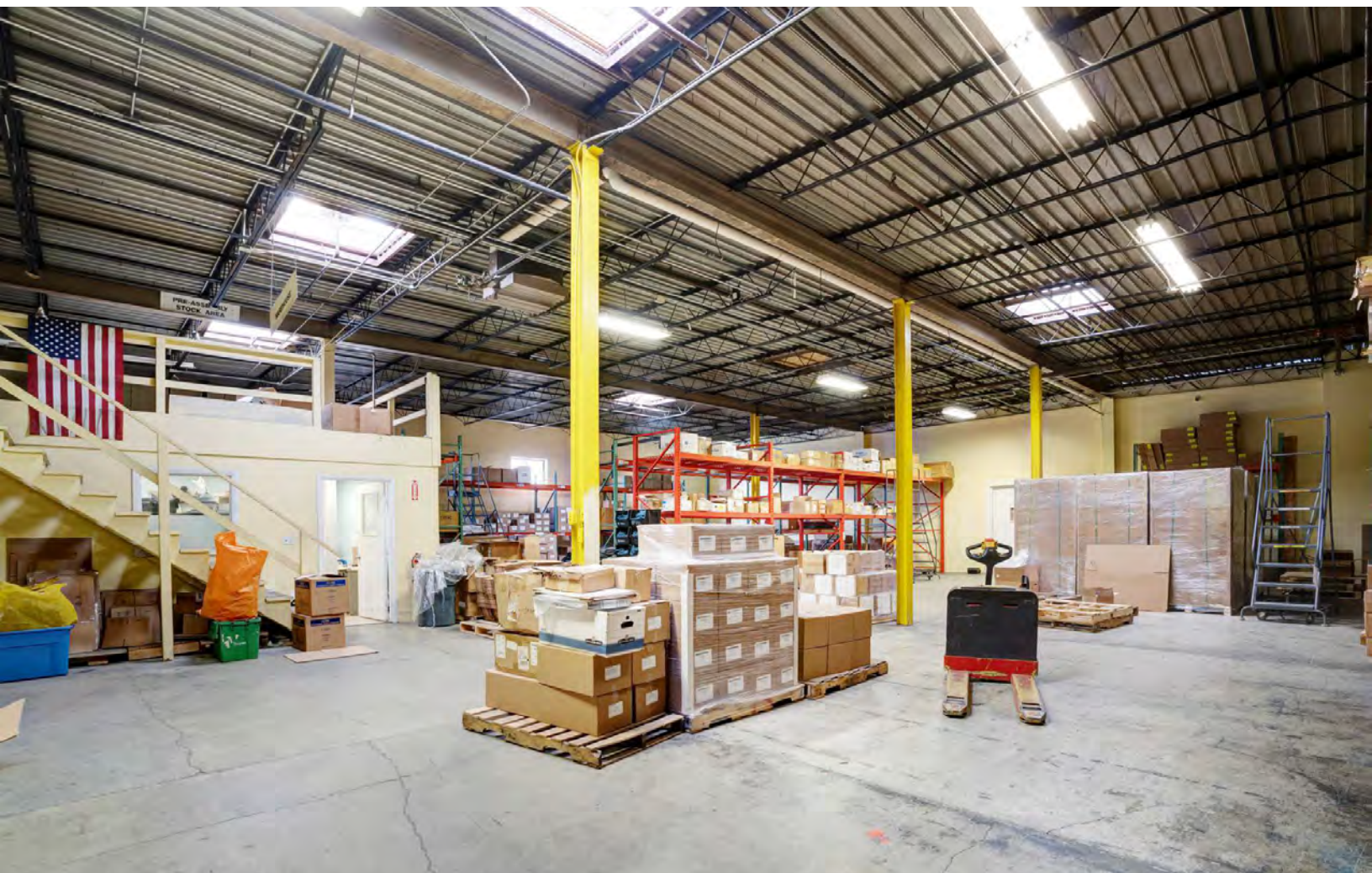
LAUNCH
FAMILY ENTERTAINMENT

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RELEASE

WHITNEY CARRIAGE APARTMENTS







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GP
Georgia-Pacific

NEFM
NEW ENGLAND
FABRICATED METALS, INC.

Hi-Gear®

DISTANCE TO:

2

1.4 MILES
6 MIN

INTERSTATE
190

2.1 MILES
9 MIN

THE MALL AT WHITNEY FIELD

LAUNCH
FAMILY ENTERTAINMENT

T COMMUTER RAIL

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FOR SALE | 68,225 SF INDUSTRIAL MANUFACTURING BUILDING ON 6.15 AC

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