

233 FLORENCE STREET

LEOMINSTER, MA



FOR LEASE

10,000 SF
INDUSTRIAL/WAREHOUSE
WITH EASY ACCESS TO ROUTE
2 / I-190

CONTACT:

ALAN RINGUETTE	978.265.8112	ALAN@STUBBLEBINECOMPANY.COM
DAVID STUBBLEBINE	617.592.3391	DAVID@STUBBLEBINECOMPANY.COM
JAMES STUBBLEBINE	617.592.3388	JAMES@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

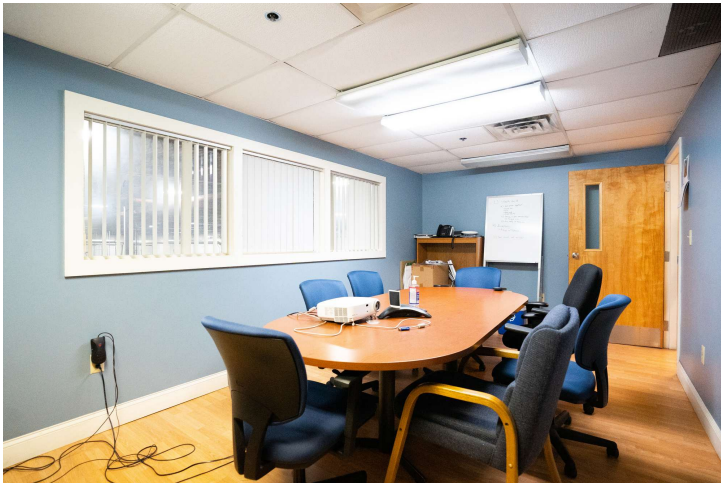
- 10,000 SF AVAILABLE
- 18' CLEAR
- 2 DOCKS

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	15,203	24,967	65,466
TOTAL POPULATION	38,113	64,433	172,578
AVERAGE HH INCOME	\$85,485	\$90,274	\$103,690

PROPERTY SPECIFICATIONS

BUILDING SIZE	52,490 SF
SITE	2.12 ACRES
HEIGHT	18' CLEAR
LOADING	FIVE (5) TAILBOARD DOCKS
SPRINKLER	WET
POWER	HEAVY
CONSTRUCTION	MASONRY
ROOF	RUBBER
HEAT	GAS
YEAR BUILT	1950, RENOVATED 1985, 2005
LEASE PRICE	\$7.95/SF NNN

ADDITIONAL PHOTOS



LOCATION MAPS

