



55 MARSHALL ST

LEOMINSTER, MA

FOR SALE | 20,000 SF INDUSTRIAL BUILDING

- 0.6 Miles to Route 2
- Two Cranes
- Heavy Power

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

20,000 +/- SF Industrial Building on 1.18 +/- AC for Sale

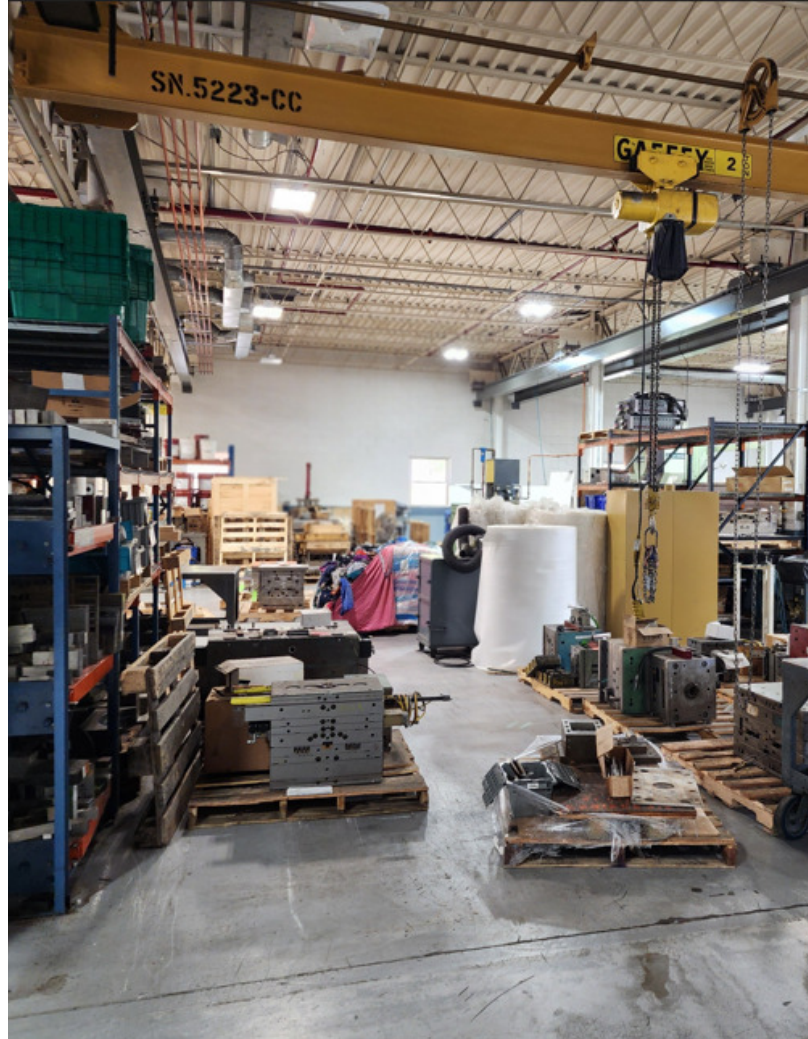
PROPERTY HIGHLIGHTS

- 0.6 Miles to Route 2
- 1.3 Miles to Route 12
- 1.7 Miles to Route 190

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	19,552	38,763	60,823
Total Population	47,378	98,963	159,179
Average HH Income	\$103,477	\$106,373	\$123,243

PROPERTY SUMMARY

Total Size:	20,000 SF including 3,000 SF office
Lot Size:	1.18 AC
Year Built:	1976 (expanded in 1995 and 2012)
Clear Height:	15'
Type:	Masonry
Roof:	Rubber
Heat:	Gas
HVAC:	100% Air Conditioned
Power:	Heavy
Utilities:	City of Leominster
Zoning:	Industrial
Sprinkler:	Wet
Loading:	Drive in and tailboard platform
Bathrooms:	2 sets
Cranes:	5 and 2 ton Gaffey Cranes
Sale Price:	\$2,450,000



HIGHWAY PROXIMITY



0.6 MILES
4 MINUTES



1.7 MILES
5 MINUTES



1.4 MILES
5 MINUTES



INDUSTRIAL AREA



55 MARSHALL ST.
LEOMINSTER, MA

INDUSTRIAL AREA

HORIZON
MUSIC



UNITED SOLUTIONS®



55 MARSHALL ST

LEOMINSTER, MA

FOR SALE | 20,000 +/- SF INDUSTRIAL BUILDING

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