

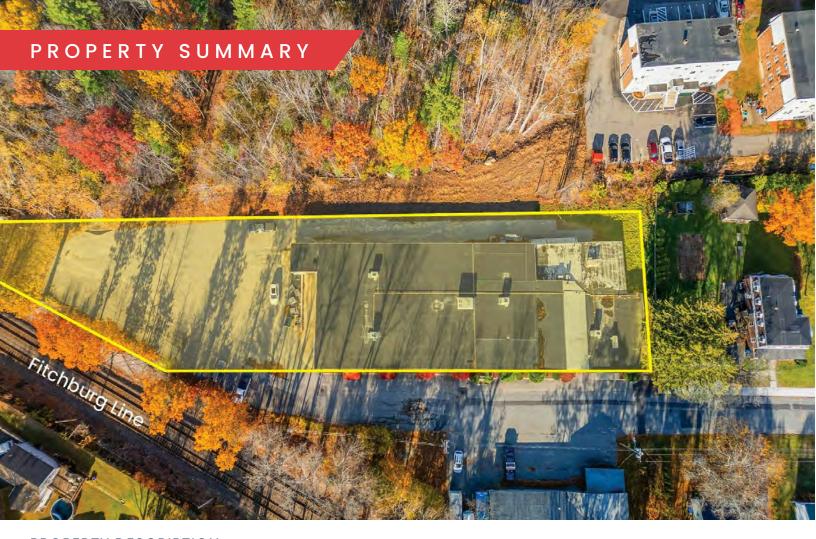
## 55 MARSHALL ST

LEOMINSTER, MA

FOR SALE OR LEASE | 20,000 SF INDUSTRIAL BUILDING

- 0.6 Miles to Route 2
- 5 and 2 ton Gaffey cranes
- 15' Clear Height





#### PROPERTY DESCRIPTION

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

### PROPERTY HIGHLIGHTS

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

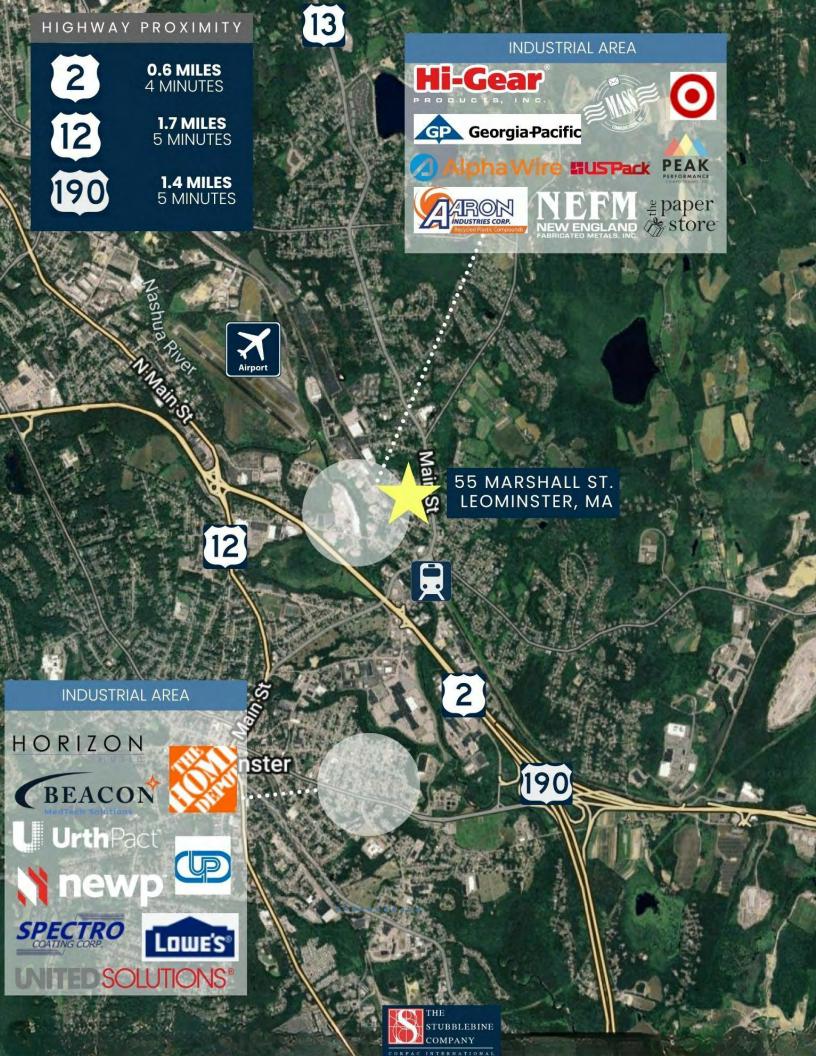
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	19,552	38,763	60,823
Total Population	47,378	98,963	159,179
Average HH Income	\$103,477	\$106,373	\$123,243

#### 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'	
Туре:	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	
Lease Rate:	Market	
Sale Price:	\$2,425,000	







# 55 MARSHALL S LEOMINSTER, MA FOR SALE | 20,000 +/- SFINDUSTRIAL BUILDING ALAN RINGUETTE DAVID STUBBLEBINE JAMES STUBBLEBINE 978.265.8112 617.592.3391 617.592.3388 james@stubblebinecompany.com alan@stubblebinecompany.com david@stubblebinecompany.com EXCLUSIVE AGENT We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no STUBBLEBINE we obtained the information above from sources we believe to be reliable, nowever, we have not verified is accuracy and make no guarantee, warranty or representation about it. It is submitted subject to be reliable, nowever, we have now to represent a submitted subject to be reliable, nowever, we have now to represent on the conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. COMPANY CORFACINTERNATIONAL