



1439 MAIN STREET

LEICESTER, MA

FOR SALE OR LEASE | 9.8 +/- AC OF INDUSTRIAL LAND

- Directly off of Route 9
- 8.4 Miles to Route 90
- Located behind existing Tractor Supply

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located at 1439 Main Street in Leicester, MA, this versatile commercial property is ideal for a variety of industrial, warehouse, manufacturing, and flex users. The property offers functional warehouse and office space with convenient access to Route 56, Route 9, I-290, and the Massachusetts Turnpike, providing excellent connectivity throughout Central Massachusetts. Available for immediate occupancy.

PROPERTY HIGHLIGHTS

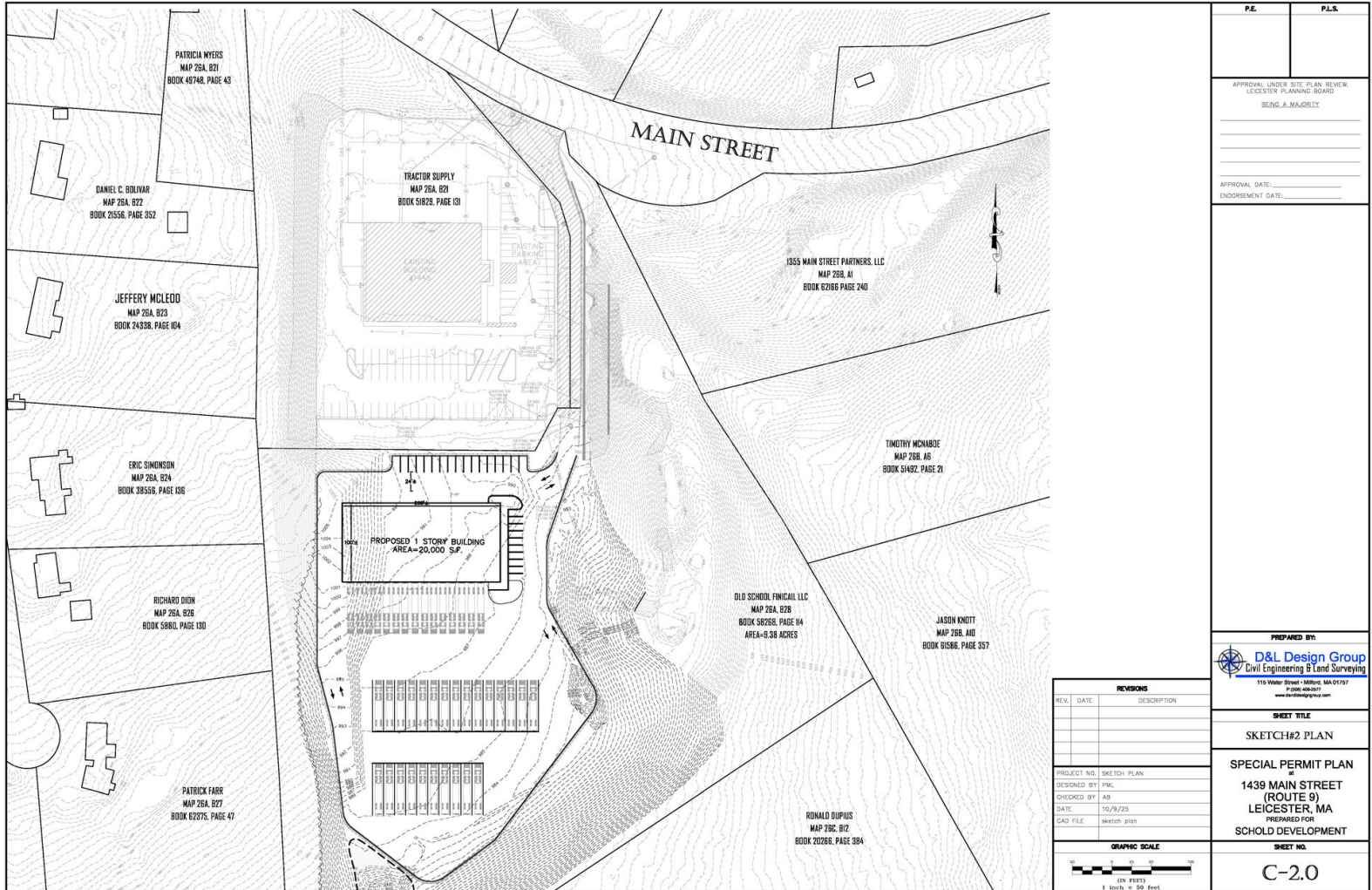
- Directly off of Route 9
- 8.4 Miles to Route 90
- 7.3 Miles to Route 395
- Located behind existing Tractor Supply

PROPERTY SPECIFICATIONS

Lot Size:	9.8 +/- Acres (Over 4 Usable)
Zoning:	Highway Business (HB-1)
Utilities:	Town water, sewer on property
Lease Rate:	Negotiable
Available SF:	9.8 Acres
Lease Rate:	Market
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,502	27,166	136,250
Total Population	11,607	71,318	350,448
Average HH Income	\$121,211	\$108,907	\$107,770

CONCEPT PLAN



SITE PLAN



09/22/22

HIGHWAY PROXIMITY



0.1 MILES
1 MINUTES



7 MILES
14 MINUTES



8 MILES
16 MINUTES



7 MILES
12 MINUTES

WORCESTER, MA

7 MILES | 22 MINS

SPRINGFIELD, MA

50 MILES | 1 HOUR



Walmart



1439 MAIN ST.
LEICESTER, MA

JR W
JEFFERSON
RUBBER
WORKS, INC.



CONTINENTAL
WOODCRAFT

CVS
TJX



KINEFAC

Magmotor

tricab

Marshalls

FURNITURE
DEPOTS

KAHR
ARMS

North
Brookfield

Paxton



INDIAN
LAKE EAST



Worcester



WEBSTER
SQUARE



BROADMEAD
BROOK



ROCHDALE



Auburn



Millbury



Charlton

NORTH OXFORD

Oxford

Sutton

Sturbridge

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