



# 30 PATRIOTS CIRCLE

LEOMINSTER, MA

FOR LEASE | 28,000 +/- FLEX/INDUSTRIAL BUILDING ON 1.9 +/- AC

- Directly off Route 12
- 2 Miles to Route 190

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

28,000 +/- Industrial Building on 1.9 +/- AC for Lease

## PROPERTY HIGHLIGHTS

- Directly off Route 12, in the Jytek Industrial Park
- 2 Miles to I-190
- Two (2) 2400 sf class 8 cleanrooms (certified) with separate air handling systems (one for silicon one for injection mold)
- Quality control lab and tool room
- Existing white room could convert to clean room
- Chiller and air handling system available

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	10,936	22,094	67,725
Total Population	25,707	54,179	170,897
Average HH Income	\$110,582	\$119,004	\$123,021

## PROPERTY SPECIFICATIONS

Building Size:	28,000 SF
Office Space:	2,500 SF
Lot Size:	1.9 AC
Age:	1988
AC:	85% air conditioned
Construction:	Masonry block
Heat:	Gas, forced hot air
Floor:	6" thick, 50% epoxy and VCT tile in portions
Ceiling Height:	16'
Sprinkler:	Wet system
Power:	2000 amps of 480/277 volt, 3 phase
Lease Rate:	Market







HIGHWAY PROXIMITY

 0.2 MILES

 2.1 MILES

WORCESTER, MA  
18 MILES | 22 MINS  
BOSTON, MA  
52 Miles | 1 HOUR




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