



Available Space 7,500 SF

Exclusive Yard Area

1771 LOCK DR

LEOMINSTER, MA

FOR LEASE | 7,500 SF INDUSTRIAL SPACE WITH YARD AREA

- 0.7 Miles to Route 1-90
- 1.3 Miles to Route 2
- 2 Overhead Drive-In doors

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

7,500 SF industrial space with large exclusive yard area

PROPERTY HIGHLIGHTS

- 0.7 Miles to Route 190
- 1.3 Miles to Route 2
- 2.3 Miles to Route 12
- Drive-in doors on opposite sides of building allow drive-through capability

PROPERTY SPECIFICATIONS

Building Size:	25,600 SF
Space Available:	7,500 SF (5,400 SF warehouse, 2,100 SF office)
Lot Size:	4.03 AC
Zoning:	Industrial
Year Built:	2021
Clear Height:	15'-17'
Misc:	Grease Trap and Water Oil Separator
Drive In Doors:	2
Lease Rate:	\$12.50/SF NNN

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,221	30,132	69,440
Total Population	41,525	74,122	175,919
Average HH Income	\$105,157	\$107,751	\$123,313





amazon Hi-Gear the paper store

New England Apple Products COMPANY

METRIE BWI DISTRIBUTION

F.W. WEBB COMPANY infineon FP

CENSCO COLLABORATIVE ENGINEERING COMPANY

FIRST PLASTICS

USPack

STEEL-FAB, INC. AlphaWire

HORIZON MUSIC

THE HOME DEPOT

AARON INDUSTRIES CORP. Recycled Plastic Compounds

SPECTRO COATING CORP.

RPM MICRO SOLUTIONS

CUBESMART self storage

newp New England Wire Products

SHIRLEY CENTER

HIGHWAY PROXIMITY

190 0.7 MILES

2 1.3 MILES

EAST PRINCETON

WORCESTER, MA

23 MILES | 28 MINS

BOSTON, MA

52 MILES | 58 MINS

1771 LOCK DR
LEOMINSTER, MA

sappi VulcanForms

RYERSON JABIL

QUIET LOGISTICS NB KENNEY Mechanical Contractors

avantor WestRock

REGENCY TRANSPORTATION WAREHOUSING & DISTRIBUTION

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