



50 JYTEK ROAD

LEOMINSTER, MA

FOR LEASE | 25,600 SF INDUSTRIAL BUILDING ON 2 ACRES

- 14'7" Clear
- Four (4) Tailboard and one (1) drive-in
- Wide open layout
- 1,500+/- SF of Office space

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

25,600 SF Industrial Building on 2 Acres for Lease

PROPERTY HIGHLIGHTS

- 14'7" Clear
- Four (4) Tailboard And One (1) Drive-in
- Wide Open Layout
- 1,500 +/- SF of Office Space
- Located in an established Industrial Park

OFFERING SUMMARY

Building Size:	25,600 SF
Available Space:	25,600 SF
Land Area:	2 AC
Zoning:	Industrial
Ceiling Height:	14'7"
Column Spacing:	39'x39'
Stories:	1
Construction:	Concrete Block
Year Built:	1960
Loading:	4 Tailboard Docks 1 Drive-in
Power:	277A/480V 3P
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,052	22,235	67,846
Total Population	25,979	54,537	171,139
Average HH Income	\$109,738	\$118,855	\$123,101



SITE PLAN

THE ZONING INFORMATION SHOWN BELOW WAS PROVIDED TO THE SURVEYOR BY THE CLIENT ON MAY 1, 2022. THE ZONING REPORT WAS PREPARED BY THE PLANNING AND ZONING RESOURCE COMPANY. THE ZONING REPORT IS DATED 06/29/2022 AND 05/25/2022. JOB SITE NUMBER 155746-1.

ZONING TABLE	
Zone: Y* INDUSTRIAL	
Min. Lot Area:	5,000 S.F.
Min. Lot Frontage:	30 Feet
Min. Building Height:	5 Stories/50 Feet
Min. Front Setback:	25 Feet
PARKING REQUIRED:	
Minimum: 1 Space per Employee during Maximum Daily Shift, but not less than 1 Space per 10,000 Sq. Ft. of Gross Floor Area.	
Example: 1 Space per 400 Sq. Ft. of Net Floor Area, including Basement Storage	
Office: 1 Space per 400 Sq. Ft. of Net Floor Area, including Basement Storage	
1,500 S.F. Sq. Ft. +/- of Office Area (Per State of Survey) / 400 = 3.75	
2.40 + 3.75 = 6.15	
6 Total Parking Spaces Required	

LEGAL DESCRIPTION

A certain tract of land, with the buildings thereon, containing exactly two acres, situated in Leominster, Massachusetts, in the eastern corner of the intersection of JYTEK Road and JYTEK Drive, and being more particularly bounded and described as follows:

Beginning at the most northerly corner thereof of other land now or formerly of JYTEK & Associates, Inc., and at a point in the northerly line of JYTEK Road which measures easterly one hundred fifty and 10/100 (150.10) feet along said line from a point of variance;

Thence northerly to northerly line of JYTEK & Associates, Inc., South 42° 00' 00" East two hundred thirty and 10/100 (230.10) feet to a corner and South 20° 27' 00" West three hundred thirty and 10/100 (330.10) feet to a corner in the northerly line of JYTEK Drive;

Thence by said Drive North 34° 30' 00" West two hundred thirty and 10/100 (230.10) feet to a point of variance;

Thence northerly to northerly line of JYTEK & Associates, Inc., South 42° 00' 00" East two hundred thirty and 10/100 (230.10) feet to a point of variance;

Thence by said Drive North 42° 00' 00" East two hundred thirty and 10/100 (230.10) feet to a point of variance;

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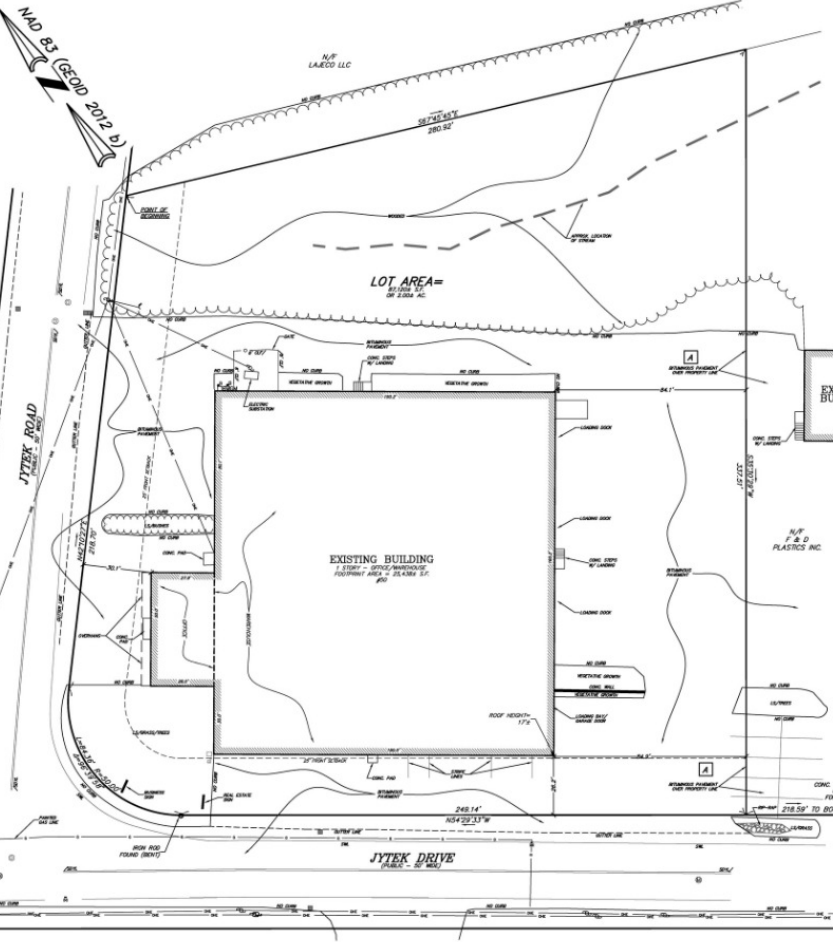
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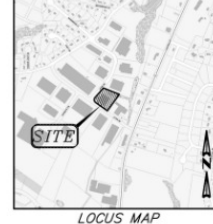
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LEGEND	
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31	31" = 310'
32	32" = 320'
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36	36" = 360'
37	37" = 370'
38	38" = 380'
39	39" = 390'
40	40" = 400'
41	41" = 410'
42	42" = 420'
43	43" = 430'
44	44" = 440'
45	45" = 450'
46	46" = 460'
47	47" = 470'
48	48" = 480'
49	49" = 490'
50	50" = 500'
51	51" = 510'
52	52" = 520'
53	53" = 530'
54	54" = 540'
55	55" = 550'
56	56" = 560'
57	57" = 570'
58	58" = 580'
59	59" = 590'
60	60" = 600'
61	61" = 610'
62	62" = 620'
63	63" = 630'
64	64" = 640'
65	65" = 650'
66	66" = 660'
67	67" = 670'
68	68" = 680'
69	69" = 690'
70	70" = 700'
71	71" = 710'
72	72" = 720'
73	73" = 730'
74	74" = 740'
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89	89" = 890'
90	90" = 900'
91	91" = 910'
92	92" = 920'
93	93" = 930'
94	94" = 940'
95	95" = 950'
96	96" = 960'
97	97" = 970'
98	98" = 980'
99	99" = 990'
100	100" = 1000'



LIST OF ENCROACHMENTS

A. ENCROACHMENT ON OTHER PROPERTY LINE

Notes:

1. The survey was made in accordance with the provisions of the Massachusetts General Laws, Chapter 270B, Section 10.

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FLOOD ZONE DESIGNATION	
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CURRENT OWNER	
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HIGHWAY PROXIMITY



1.5 MILES



AS 4 MILES ON

WORCESTER, MA
20 MILES | 28 MINS
BOSTON, MA
48 MILES | 58 MINS

50 JYTEK DR.
LEOMINSTER, MA

sappi  QUIET LOGISTICS

 Smurfit Westrock

SMC Ltd.  NEW ENGLAND SHEETS

RYERSON

50 JYTEK ROAD

LEOMINSTER, MA

FOR LEASE | 25,600 SF INDUSTRIAL BUILDING ON 2 ACRES

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EXCLUSIVE AGENT



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