



637 LANCASTER ST

LEOMINSTER, MA

FOR SUBLEASE | 4,000 SF INDUSTRIAL SPACE ON 0.92 AC

- 1.4 Miles to Route 190
- 1.3 Miles to Route 12
- 9.4 Miles to Route 495

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

4,000 SF Industrial Space on 0.92 AC for Lease

PROPERTY HIGHLIGHTS

- 1.4 Miles to Route 190
- 1.3 Miles to Route 12
- 9.4 Miles to Route 495

DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

Total Households	15,011	25,407	69,086
Total Population	35,998	62,294	174,439
Average HH Income	\$105,749	\$112,963	\$123,620

PROPERTY SPECIFICATIONS

Building Size:	20,000 SF
Space Available:	4,000 SF
Lot Size:	0.92 AC
Loading:	1 Tailboard dock (8'x8')
Construction:	Masonry
Clear Height:	10'
Power:	200 Amp, 240V, 3-Phase
Columns:	Yes
Sprinklers:	Wet
Utilities:	Gas - Propane Heating - Gas Sewer - City Water - City
Term Length:	Up to 4.5 years
Lease Rate:	\$9.95/SF MG + Utilities





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 RPM MICRO SOLUTIONS WIN WASTE INNOVATIONS IPL Schoeller
 ABC Moving MOVING & STORAGE
 PROTECTIVE PACKAGING Storage Solutions Store smarter. Move Easier. Spend Less.
 TULLY STORAGE Cabrini EQUIPMENT

637 LANCASTER ST
 LEOMINSTER, MA

HIGHWAY PROXIMITY

0.7 MILES

1.3 MILES

WORCESTER, MA
 23 MILES | 28 MINS

BOSTON, MA
 52 MILES | 58 MINS

sappi QUIET LOGISTICS
 Smurfit Westrock
 SMC Ltd. NEW ENGLAND SHEETS
 RYERSON

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