

FOR SALE & LEASE

62 LAKEVIEW STREET LEOMINSTER, MA

± 29,000 SF | INDUSTRIAL WAREHOUSE
(PARTIAL NEW CONSTRUCTION - DELIVERING MAY 2025)



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NAI | PARSONS COMMERCIAL GROUP | BOSTON

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62 Lakeview Street LEOMINSTER, MA

NAI | Parsons Commercial Group | Boston is proud to bring to market a single tenant Industrial Warehouse building of ±29,000 SF in Leominster, Massachusetts. Existing portion of (17,290 SF) building was constructed in 2000 and 11,710 SF of new construction shall be delivered in May of 2025. It is on a 1.28-acre lot. The building is equipped with 2,000 amps of three-phase power. Centrally located, the property provides convenient access to Routes 2 and 190, facilitating connections to both Boston and Worcester.

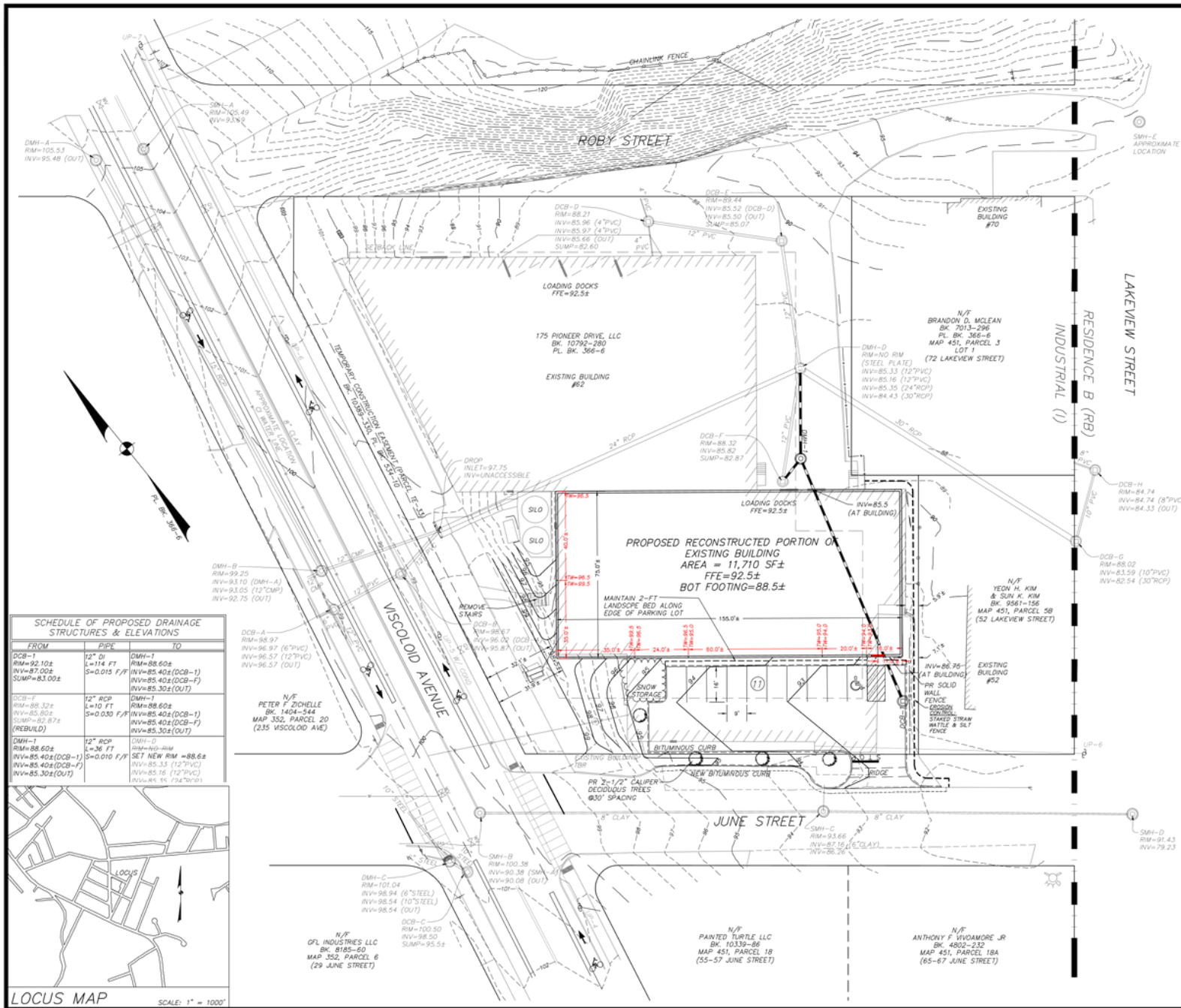
PROPERTY OVERVIEW

| | |
|--------------------|--|
| TYPE | Industrial New Construction |
| SIZE | ±29,000 SF - 1 Story |
| LAND | ±1.28 Acres |
| LOADING + DOCKS | 1 Drive-In: 10 x 14 FT 5 Tailboard Loading Docks |
| TYPE | Industrial New Construction |
| UTILITIES | Gas, Heating, Lighting |
| CEILING HEIGHT | Original Section: 17,290 SF Clear height: 27ft at high point & 22ft at low point Built in 2000 New construction: 11,710 SF Clear height: 21ft at high point & 18ft at low point Built in 2025 |

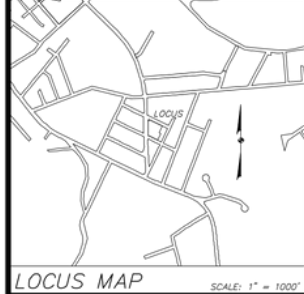
PROPERTY HIGHLIGHTS

- Available for sale or lease
- Industrial Zone
- 2000 amps of power | 3-phase power
- 2 silos
- Easy access to Route 2 & I-190, Connecting to Boston & Worcester





| SCHEDULE OF PROPOSED DRAINAGE STRUCTURES & ELEVATIONS | | | |
|--|-----------------------------------|--|--|
| FROM | PIPE | TO | |
| DCB-1 RM=92.10± INV=87.00± SUMP=83.00± | 12" DI L=114 FT S=0.015 F/F | DMH-1 RM=88.60± INV=85.40± (DCB-1) INV=85.40± (DCB-F) INV=85.30± (OUT) | |
| DCB-1 RM=88.32± INV=85.80± SUMP=82.87± (REBUILD) | 12" RCP L=10 FT S=0.030 F/F | DMH-1 RM=88.60± INV=85.40± (DCB-1) INV=85.40± (DCB-F) INV=85.30± (OUT) | |
| DMH-1 RM=88.60± INV=85.40± (DCB-1) INV=85.40± (DCB-F) INV=85.30± (OUT) | 12" RCP L=36 FT S=0.010 F/F | DMH-1 RM=88.60± INV=85.40± (DCB-1) INV=85.40± (DCB-F) INV=85.30± (OUT) | |



PROJECT INFORMATION

LAND INFORMATION

451/5
2026/161
250.13 FT, 250.13 FT, 176.28 FT
25.615 S.F.

ZONING INFORMATION

INDUSTRIAL (I)

DIMENSIONAL REQUIREMENTS

5,000 SF
30 FEET
30 FEET
30 FEET
25 FT
25 FT
25 FT

GENERAL NOTES

1. PROPERTY LINE INFORMATION BASED ON DEEDS AND PLANS OF RECORD. NO CERTIFICATION OF PROPERTY LINES SHOWN ON THIS PLAN IS INTENDED OR IMPLIED BY HANNIGAN ENGINEERING, INC. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ON-DE-GROUND TOPOGRAPHIC SURVEY BY HANNIGAN ENGINEERING, INC. IN AUGUST OF 2024.

2. LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED UPON VISUAL INSPECTION AT THE TIME OF THE FIELD SURVEY. LOCATION OF EXISTING UTILITIES AND SURFACE STRUCTURES, WHETHER OR NOT SHOWN ON THESE PLANS, SHALL BE DETERMINED BY THE CONTRACTOR MARKED IN THE FIELD, AND REVIEWED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE OBLIGATION TO ALL UTILITY COMPANIES AND AGENCY AS WELL AS DIS-DATE PRIOR TO EXCAVATION (SEE NOTE).

3. NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.

4. RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.

5. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF LEOMINSTER AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.

6. ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOANED AND SEEDED FOR STABILIZATION.

7. ANY DEVIATIONS IN DESIGN AS SHOWN SHALL REQUIRE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FIRM. CHANGES MADE IN THE FIELD MADE WITHOUT AUTHORITY SHALL BE REMOVED AND HAULED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY.

8. PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE.

10. APPLICANT SHOULD BE AWARE OF OBLIGATIONS TO COMPLY WITH CHAPTER 131, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS, OTHERWISE KNOWN AS THE WETLANDS PROTECTION ACT, AND THE ASSOCIATED REGULATIONS (210 CMR 10.00).

11. STOCKPILING OF MATERIAL SHALL NOT BE PERMITTED WITHIN ANY AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT WITHOUT PRIOR APPROVAL BY THE LOCAL CONSERVATION COMMISSION. STOCKPILES SHALL BE PLACED IN A SUITABLE LOCATION AND SURROUNDED BY A ROW OF STAKED HAY BALES FOR EROSION CONTROL.

12. AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITHIN ROADWAYS AND UTILITY EXCAVATIONS. OTHER AREAS OF FILL TO BE COMPACTED TO A MINIMUM 90% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN FILL, FREE OF SOLID WASTE MATERIALS AND DEBRIS.

13. ALL SIDEWALKS AND RAMPS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.

14. THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #20034-0009, DATED SEPTEMBER 16, 1985, COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.

15. ALL REINFORCED CONCRETE PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.

16. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE CITY OF LEOMINSTER.

DRAFT FOR PRELIMINARY REVIEW

HANNIGAN ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

8 Monument Square
Leominster, Massachusetts 01453
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(978) 534-1234 (T)
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SITE DEVELOPMENT PLAN

IN

LEOMINSTER, MASSACHUSETTS

PREPARED FOR:

DR. POULIN CONSTRUCTION CO., INC.

SEAN PEPPER

50 DUCK MILL ROAD

FITCHBURG, MASSACHUSETTS 01420

TEL:

GRAPHIC SCALE: 1"=20'

0 5 10 15 20 25 30 40 50 75 FEET
0 1 2 3 4 5 10 15 20 25 METERS

CALC: D.J.

DRWN: CJA/DJA

SCALE: 1"=20'

CHKD: MGH

APPD: MGH

DATE: SEPT 16, 2024

SRV: JHG/JEF

FB: 86-114

JOB NO: 3276

TAB: SITE

SHEET 1 OF 1

PLAN NO: D-2-40

PROVEN LOCATION

62 LAKEVIEW STREET LEOMINSTER, MA

LOCATION OVERVIEW

62 Lakeview Street is industrial site is ideal for manufacturing, warehousing, and distribution operations, offering both accessibility and functionality in a thriving business community. The property benefits from easy access to major highways, including Route 2 and Interstate 190, providing seamless connections to Worcester and Boston.

NEARBY AMENITIES



DEMOGRAPHICS

| Radius | 2 Mile | 5 Mile | 10 Mile |
|----------------------|----------|----------|-----------|
| Population | | | |
| 2029 Projection | 29,239 | 68,075 | 174,547 |
| 2024 | 29,512 | 68,340 | 175,238 |
| 2020 | 30,149 | 67,838 | 173,559 |
| Growth 2024-2029 | -0.2% | -0.1% | -0.1% |
| Growth 2020-2024 | -0.5% | 0.2% | 0.2% |
| Avg Household Income | \$93,872 | \$99,745 | \$110,796 |
| Med Household Income | \$70,172 | \$77,443 | \$87,804 |

62 LAKEVIEW STREET
LEOMINSTER, MA

2

INTERSTATE
190



JOHNNY RO VETERAN'S
MEMORIAL PARK



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LEOMINSTER, MA

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Group Boston

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FOR MORE INFORMATION

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