



86

LEOMINSTER ROAD

Marcus & Millichap
THE KLEIN GROUP

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86

LEOMINSTER ROAD



Sterling, MA 01564

PRESENTED BY

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PROPERTY DETAILS

86

LEOMINSTER ROAD

ADDRESS

86 LEOMINSTER RD
STERLING, MA 01564

PRICE

\$4,250,000

BUILDING SIZE

36,977SF

LOT SIZE

6.6 acres

YEAR BUILT

1986/1999

PROPERTY DESCRIPTION

PRICE	\$4,250,000
BUILDING SIZE	36,977 SF
OFFICE AREA	14,950 SF
RE TAXES	\$24,592
INSURANCE	\$11,486
YEAR BUILT	1987/1999
LOT SIZE	6.6 acres
ZONING	Commercial
TRAFFIC COUNT	7,200 VPD on Route 12

PROPERTY HIGHLIGHTS

- Over 125 parking spaces plus potential to expand parking or laydown space.
- High clear warehouse space in impeccable condition.
- Located immediately off Interstate 190 with easy access to Worcester and Route 2



PLAT MAP



INTERSTATE
190

12

BUILDING SUMMARY

PROPERTY DESCRIPTION

86 Leominster includes over 20,000 square feet of air-conditioned high bay warehouse space along with +/- 16,000 square feet of well-appointed offices. This unique property includes one hundred and fifty parking spaces(4:1,000 SF) and additional land that may be developable. This modern property includes four loading docks and a drive-in door, climate-controlled warehouse space and is 100% sprinklered. Located less than a mile from Exit 14 off Interstate-190 this property offers unparalleled highway access. The well amenitized location offers multiple restaurants within one mile. Sterling is an ideal location for anyone doing business in Worcester or anywhere on the Route 2 corridor.

ADDRESS	86 Leominster Rd, Sterling, MA 01564
BUILDING SIZE	Office: 14,950 SF Warehouse: 20,480 SF Mezzanine: 900 SF Total: 36,977 SF
YEAR BUILT	1986/1999
LOT SIZE	6.6 acres
CLEAR HEIGHT	19 feet
HVAC	Entire Building Heat / AC
FUEL TYPE	Propane
FIRE PROTECTION	Wet Sprinkler
PARKING	150 spaces
LOADING DOCKS	(2) 8x8 tailboard (1) 9Hx8 w/ leveler
GRADE Level Doors	(1) 8X8 drive in
POWER	1200 amps, 240 volts 3-phase
AGE OF ROOF	2008 (Original Building) 1999 (Addition)
WATER	Town Water; Private Septic
RESTROOMS	(5) 1 st Floor; (4) 2 nd Floor
FIRE ALARM	Monitored Radio Box by Sterling FD
ADA COMPLIANCE	1 st Floor in 1999 addition





LKQ



**SAINT VINCENT
MEDICAL GROUP**



BMP
Biomedical Polymers, Inc.

LKQ



Outz
BRANDS



**STERLING
NATIONAL
COUNTRY CLUB**

86
LEOMINSTER ROAD

REGIONAL MAP



LESS THAN 1 MILE
TO I-190

86
LEOMINSTER ROAD

45.6 MILES
TO NASHUA, NH

3

16.7 MILES
TO WORCESTER, MA

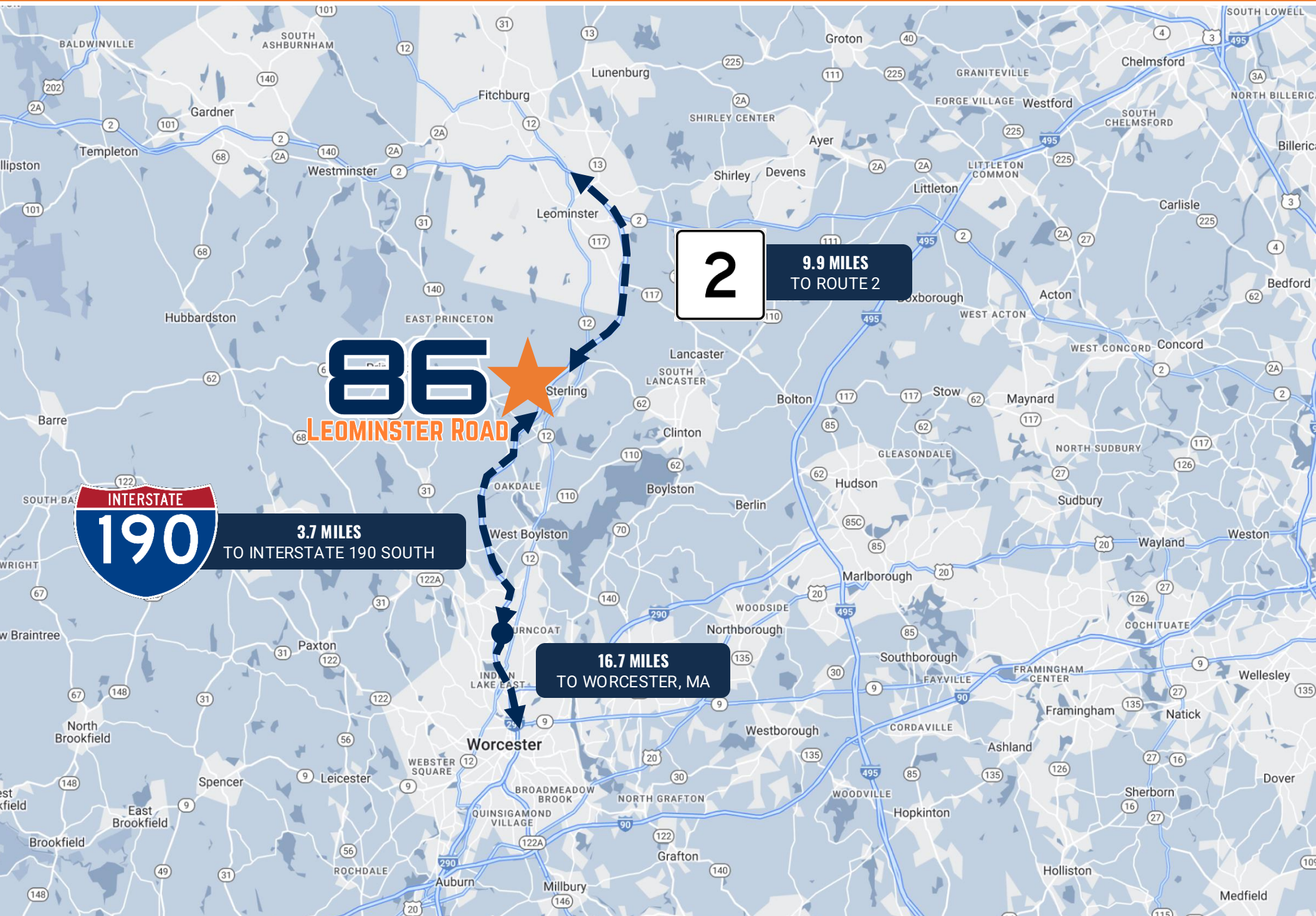
190

48.2 MILES
TO BOSTON, MA

90

Boston

HIGHWAY ACCESS



2

**9.9 MILES
TO ROUTE 2**

86

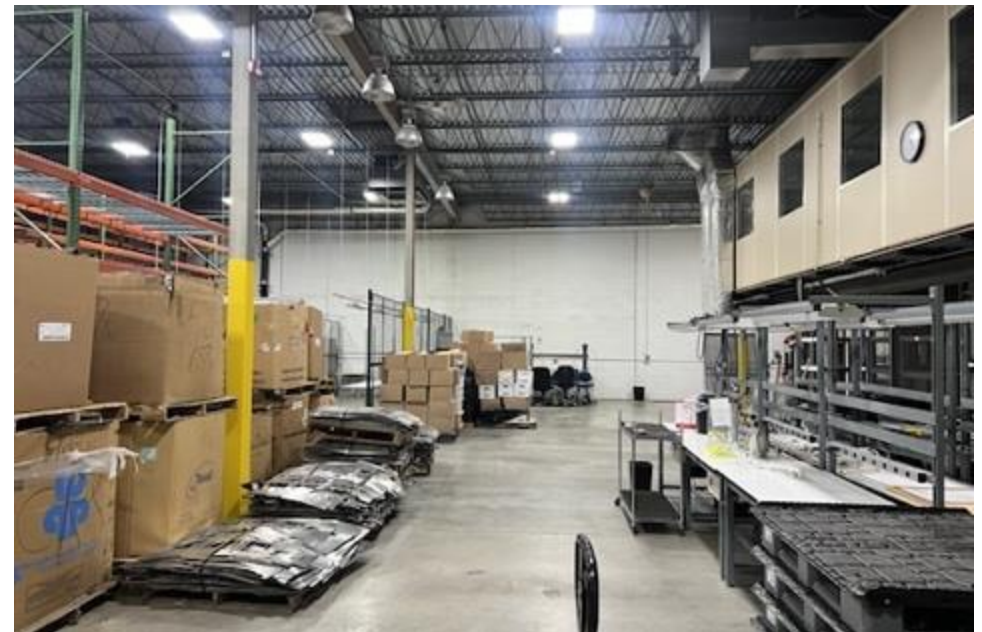
LEOMINSTER ROAD

**INTERSTATE
190**

**3.7 MILES
TO INTERSTATE 190 SOUTH**

**16.7 MILES
TO WORCESTER, MA**

PROPERTY PHOTOS



STERLING, MASSACHUSETTS

STERLING, situated in Worcester County, is a thriving hub for industrial and commercial activity. Its strategic location near major highways such as I-190 and Route 12 ensures excellent connectivity to key markets in New England. Sterling's proximity to Worcester, the second-largest city in Massachusetts, provides access to a large, skilled workforce and a network of suppliers and services. The town's industrial sector benefits from a supportive local government that offers various incentives and programs to attract and retain businesses, fostering a favorable environment for industrial growth and development.

Sterling's industrial market is characterized by a mix of traditional manufacturing, advanced technology, and logistics operations. Recent years have seen a surge in investment aimed at expanding and modernizing industrial facilities, reflecting the town's commitment to sustainable development and economic resilience. With a blend of rural charm and modern amenities, Sterling offers a balanced lifestyle that appeals to both businesses and their employees. The town's robust infrastructure, coupled with its strategic location and supportive community, makes Sterling an attractive destination for industrial investors seeking long-term growth and stability.



**HOME TO OVER
8,000 RESIDENTS**



**ACCESSIBLE VIA
I-190 AND ROUTE 2**



**HOME TO MANUFACTURING,
ADVANCED TECH AND
LOGISTICS COMPANIES**

LIVING



\$131,058
MEDIAN
HOUSEHOLD INCOME



442,000
EMPLOYED POPULATION
(WORCESTER COUNTY)

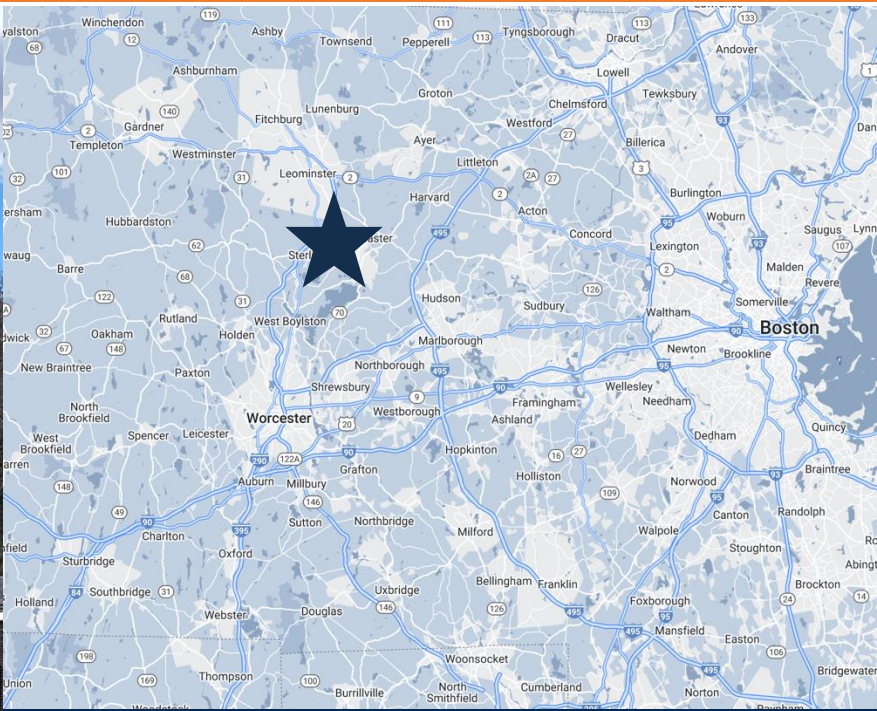


3,248
TOTAL
HOUSEHOLDS



31
SQUARE MILES
OF LAND

DEMOGRAPHICS



POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	1,012	12,205	51,657
2023 Estimate			
Total Population	1,000	12,058	50,870
2020 Census			
Total Population	998	12,367	51,379
2010 Census			
Total Population	933	11,310	47,419
Daytime Population			
2023 Estimate	826	9,699	39,166
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	377	4,727	21,154
2023 Estimate			
Total Households	372	4,659	20,801
Average (Mean) Household Size	2.7	2.6	2.4
2020 Census			
Total Households	369	4,621	20,621
2010 Census			
Total Households	329	4,169	18,744

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THE KLEIN GROUP

*“Cutting Edge Technology
Meets Old School Methods”*

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