

1775 LOCK DRIVE
LEOMINSTER, MA

**FOR SALE OR
SUBLEASE**



FOR SALE — \$1,790,000 (7% CAP) | SUBLEASE AVAILABLE

BUILDING SIZE: 4,500 SF
AVAILABLE: 4,500 SF
CEILING HEIGHT: +/- 11' COOKING/RECEIVING AREA
PARKING: 17 SPACES
ELECTRICAL: 208Y/120V 3PH 4W
UTILITIES: GAS & TOWN WATER/SEWER

- WELL LOCATED PLUG & PLAY WITH COOKING OR LAB FACILITY
- QUICK ACCESS TO I-190 AND ROUTE 2
- IDEAL FOR CLEAN MANUFACTURING, CATERING, LAB, ETC.
- SUBLEASE THROUGH JANUARY 2031
- POTENTIAL FOR DIRECT LEASE

R.W. HOLMES
COMMERCIAL REAL ESTATE

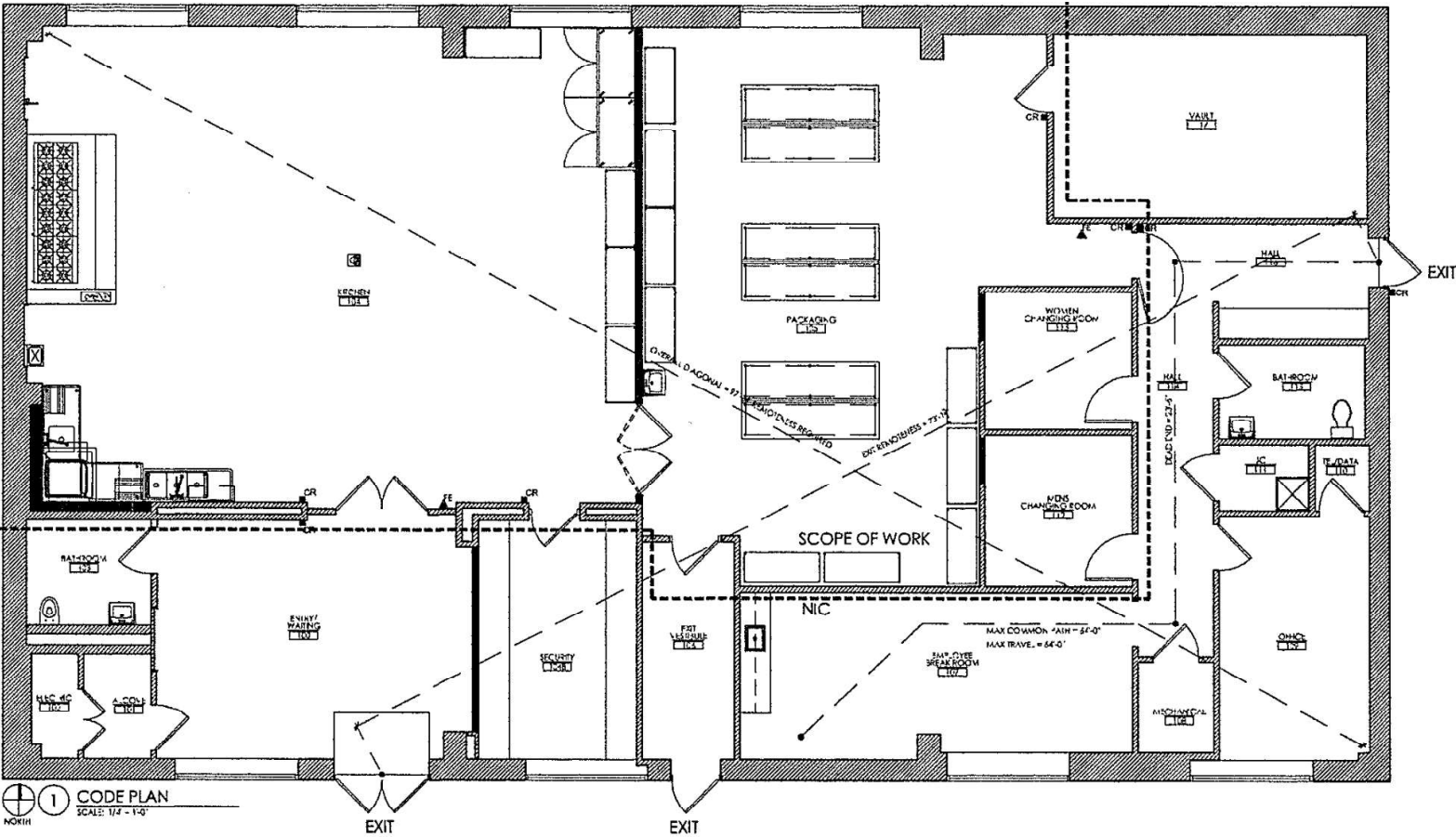
FOR MORE INFORMATION CONTACT:

JIM BARTHOLOMEW VICE PRESIDENT
JIMB@RWHOLMES.COM | (508) 651-9023

RWHOLMES.COM



FLOOR PLAN





CONVENIENT HIGHWAY ACCESS

