

**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

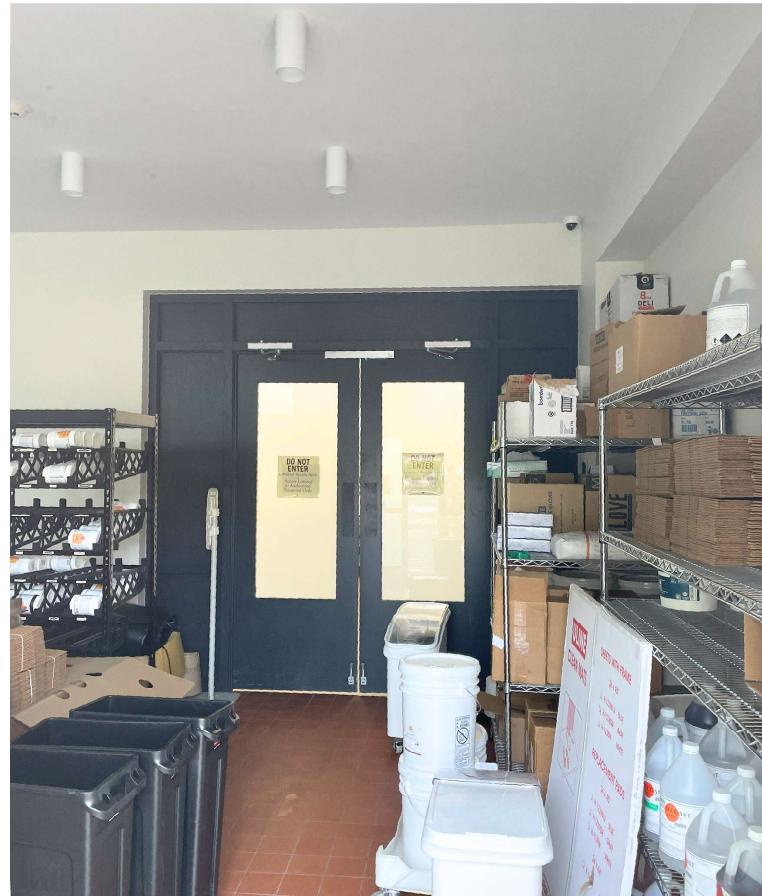
ELECTRICAL: 208Y/120V 3PH 4W

UTILITIES: GAS & TOWN WATER/SEWER

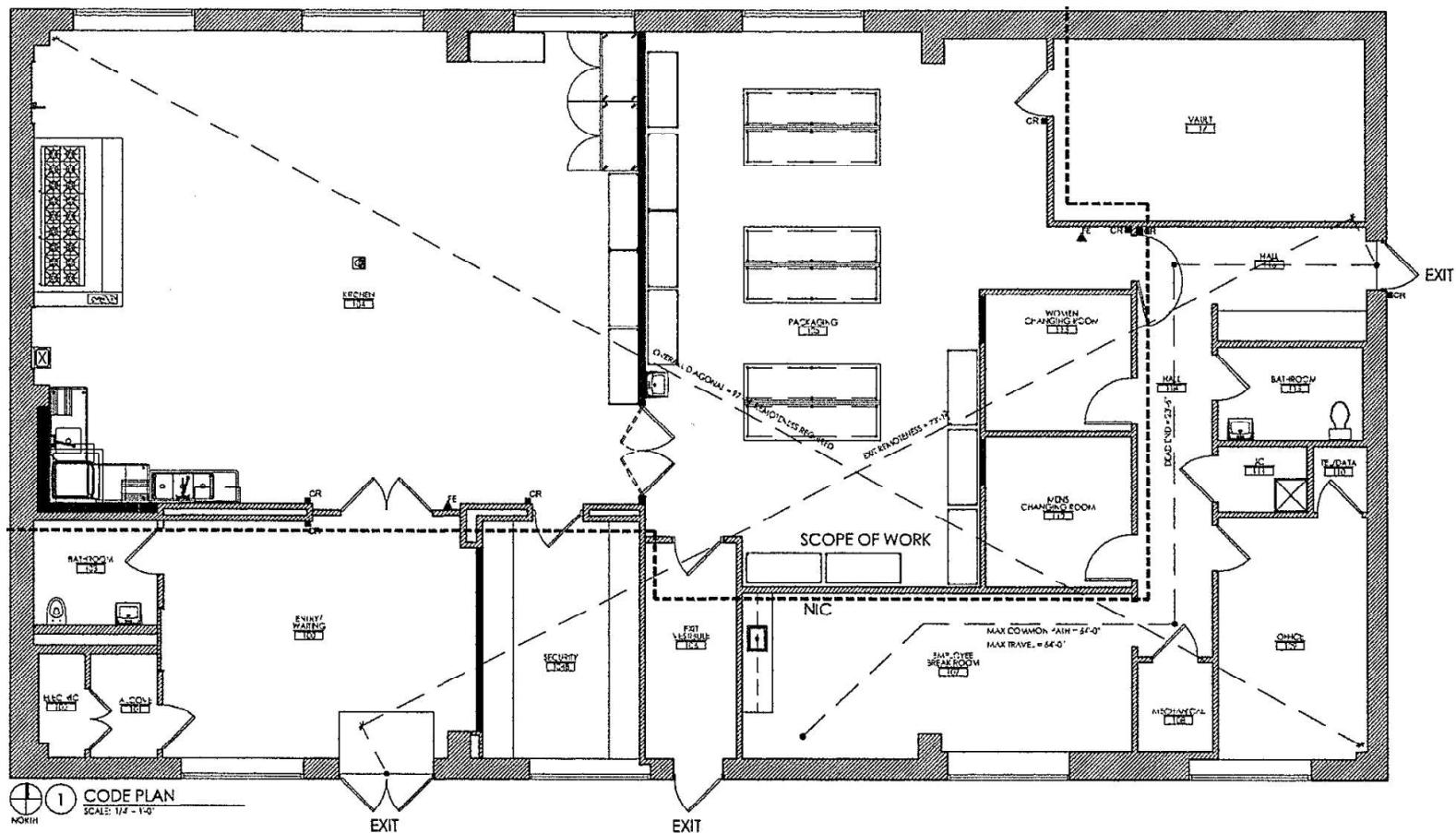
- WELL LOCATED PLUG & PLAY WITH COOKING OR LAB FACILITY
- QUICK ACCESS TO I-190 AND ROUTE 2
- IDEAL FOR CLEAN MANUFACTURING, CATERING, LAB, ETC.
- SUBLEASE THROUGH JANUARY 2031
- POTENTIAL FOR DIRECT LEASE

R.W. HOLMES
COMMERCIAL REAL ESTATE

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FLOOR PLAN





CONVENIENT HIGHWAY ACCESS



1.5 MILES



4 MILES