

# 1272

CENTRAL ST  
LEOMINSTER, MA

LAND FOR SALE  
**BUILD TO SUIT**  
OPPORTUNITY

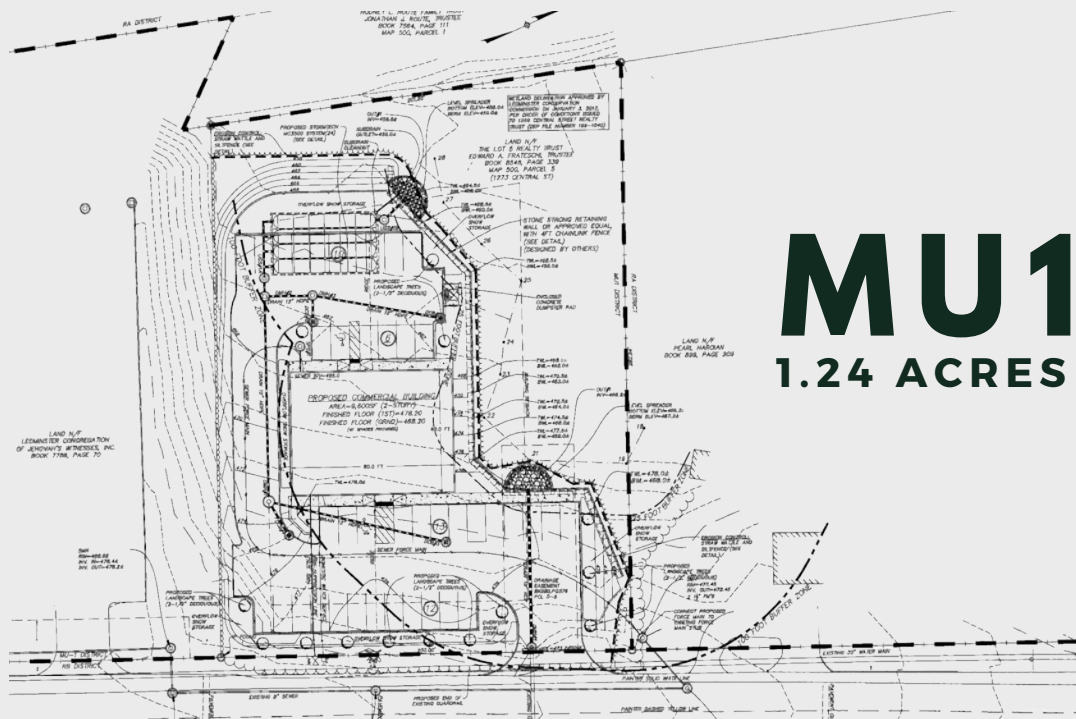


COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

# PROPERTY SUMMARY/SPECIFICATIONS

## SUMMARY

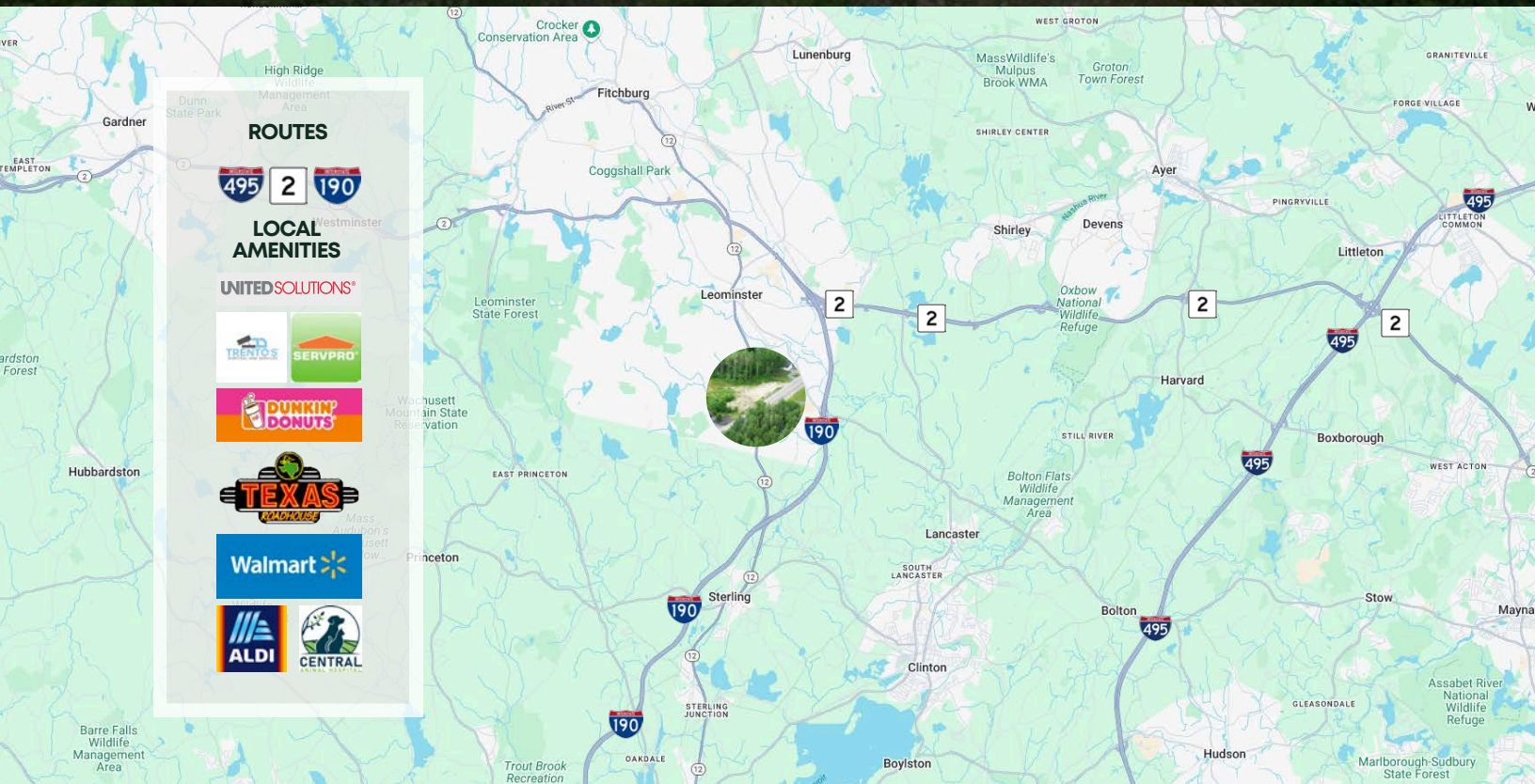
1272 Central St is a 1.24 acre plot with 200 feet of frontage. Build to suit opportunity available in mixed use zoning. Engineering plans have been completed for a multi-unit, two story, 9,600 SF industrial warehouse on the property, complete with four overhead drive-in doors.



## SPECIFICATIONS

- 1.24 AC
- 200' of Frontage on Central
- Permitted Plans for 9,600 SF Building
- 2 Units
- 2-Story (first floor, ground floor)
- 2 10' Overhead Drive in Doors
- 2 12' Overhead Drive in Doors
- Drainage System
- Significant Signage Opportunity
- Retaining Wall

# THE PROPERTY/LOCATION



**1.24 ACRE PLOT WITH 200 FEET OF FRONTAGE**

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