



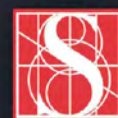
21 JUNGLE ROAD

LEOMINSTER, MA

FULLY PERMITTED SITE: 67,500 SF | **FOR LEASE**

- 5.5 Acres
- 32' Clear Height
- 16+/- Loading Docks
- Subdividable to 20,000 SF
- Located Just Off I-190 and close to the Rt 2 Intersection

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY

190



PROPERTY DESCRIPTION

67,500 SF Fully Permitted Build-to-Suit Development for Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	10,699	23,064	70,186
Total Population	25,164	55,699	172,580
Average HH Income	\$81,159	\$89,753	\$96,339

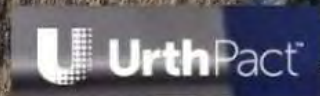
OFFERING SUMMARY

Building Size:	67,500 SF
Available SF:	67,500 SF
Lot Size:	5.5 Acres
Zoning:	Industrial
Clear Height:	32'
Columns:	50'w x 50'd
Sprinklers:	Wet System
Loading Docks:	Sixteen (16)+/-
Construction:	Steel
Power:	3p 4w Heavy
Parking:	64 Spaces
Lease Rate:	Market

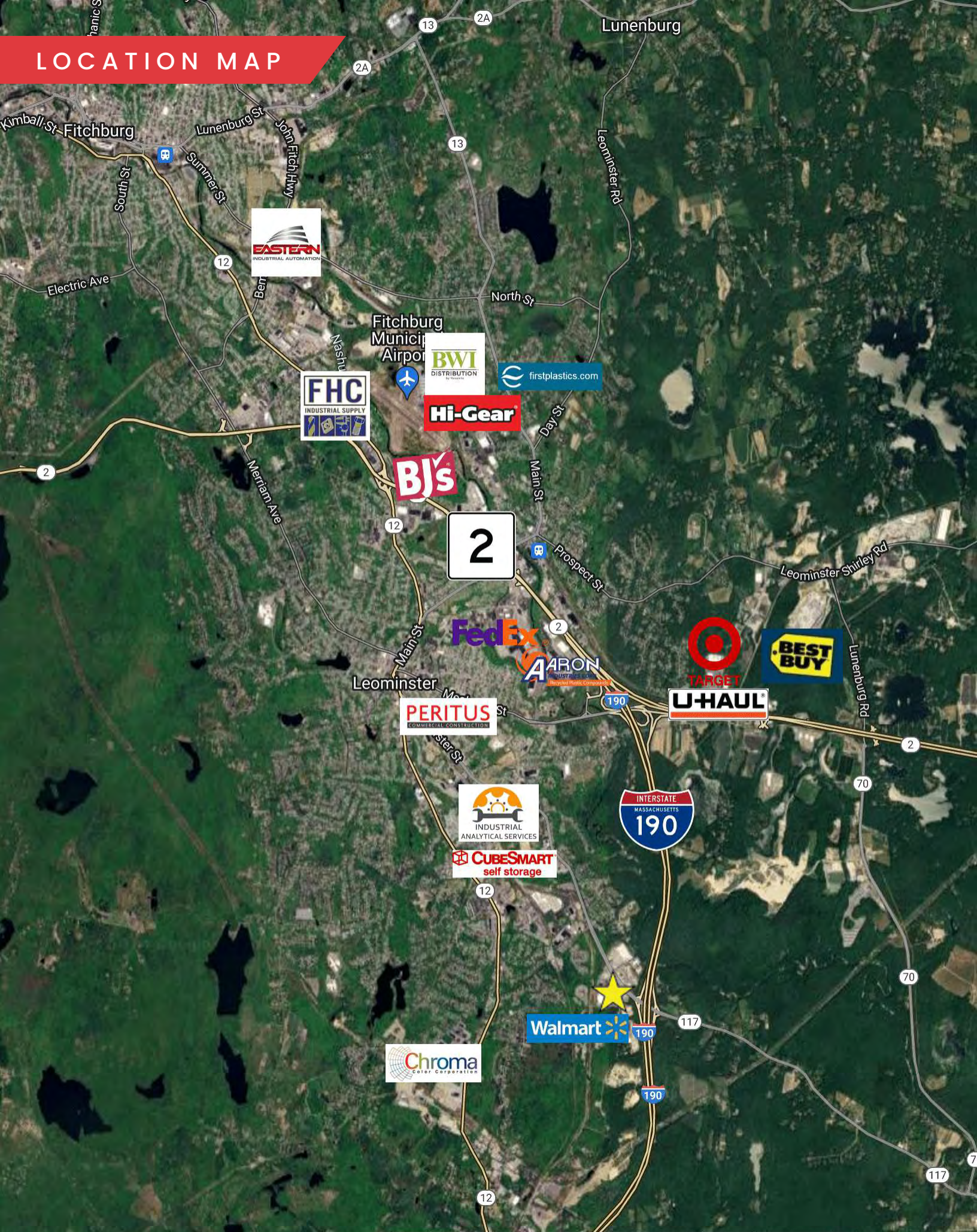
SITE PLAN



AERIAL



LOCATION MAP





21 JUNGLE ROAD

LEOMINSTER, MA

FULLY PERMITTED SITE: 67,500 SF | **FOR LEASE**

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