

154 PIONEER DR . LEOMINSTER, MA 01453

154



PIONEER DRIVE

OFFERING MEMORANDUM

55,330 SF CLASS-A DISTRIBUTION
WAREHOUSE FACILITY

SALE-LEASEBACK
OPPORTUNITY



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154 Pioneer Drive . Leominster - MA | Investment Summary

154 Pioneer Drive is a functionally-strong industrial asset leased back to the operating company on a fresh, long-term absolute NNN basis. Day-one durable cash flow at 8% cap, built-in escalators as an inflation hedge, and residual value in a versatile, easily re-tenantable warehouse/distribution facility. Ideal for 1031, core-plus, private REITs, and family offices seeking yield with downside protection. The property is located 1.2 miles from access to Route 2, among some of the best corporate neighbors in Leominster such as AlphaGary, Highline Warren, and F&M Tool and Plastics. Surrounding areas offer a variety of amenities, including Dunkin Donuts, as well as the Orchard Hill Park which houses big-box tenants such as Target, Kohl's, and Dick's Sporting Goods.

Investment Highlights

- **New Long-Term Lease (Sale-Leaseback):** 7-year initial term, 5 year extension option. Tenant responsible for all Taxes and Operating expenses.
- **Tenant Alignment:** Owner executing a sale-leaseback to redeploy capital into core operations—high stickiness and strong incentive to perform.
- **Escalation Profile:** 3% annual bumps, protecting against inflation.
- **Market & Labor Access:** Strategic location in Leominster, MA with immediate access to Route 2, deep blue-collar labor pool, and close proximity to customers/suppliers.
- **Basis Advantage:** Attractive going-in price per SF relative to replacement cost.
- **Tax & Yield Levers:** Cost segregation/bonus depreciation potential; optional rooftop solar for incremental income.