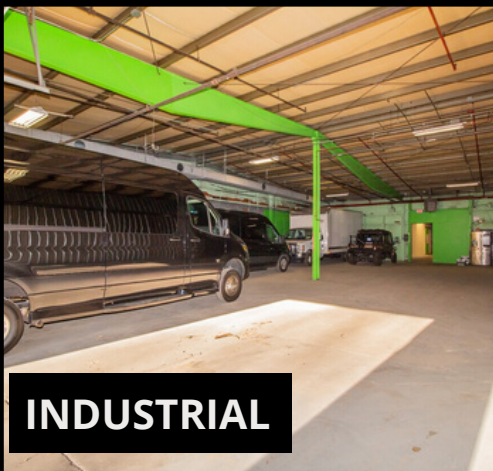


21-69 MAIN ST, LEICESTER, MA

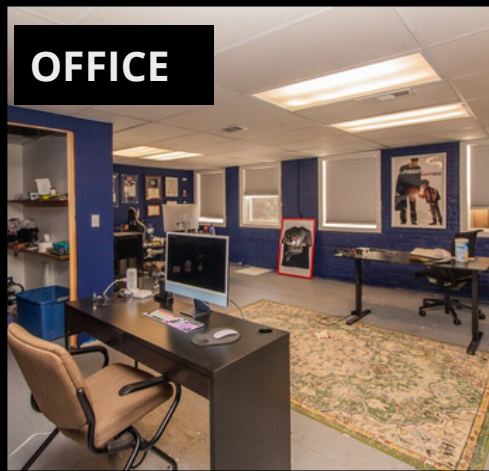


FOR SALE REDEVELOPMENT/OWNER USER

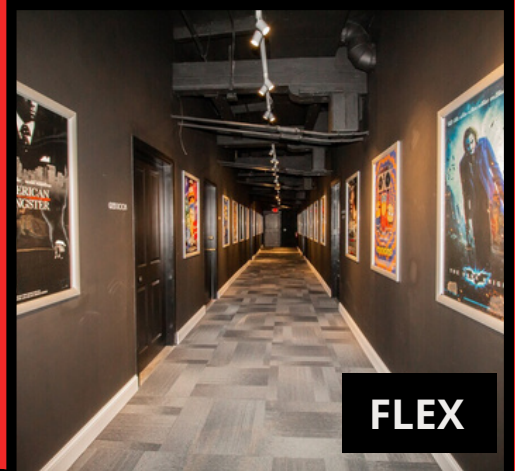
ASKING SALE
PRICE:
\$2.9M



INDUSTRIAL



OFFICE



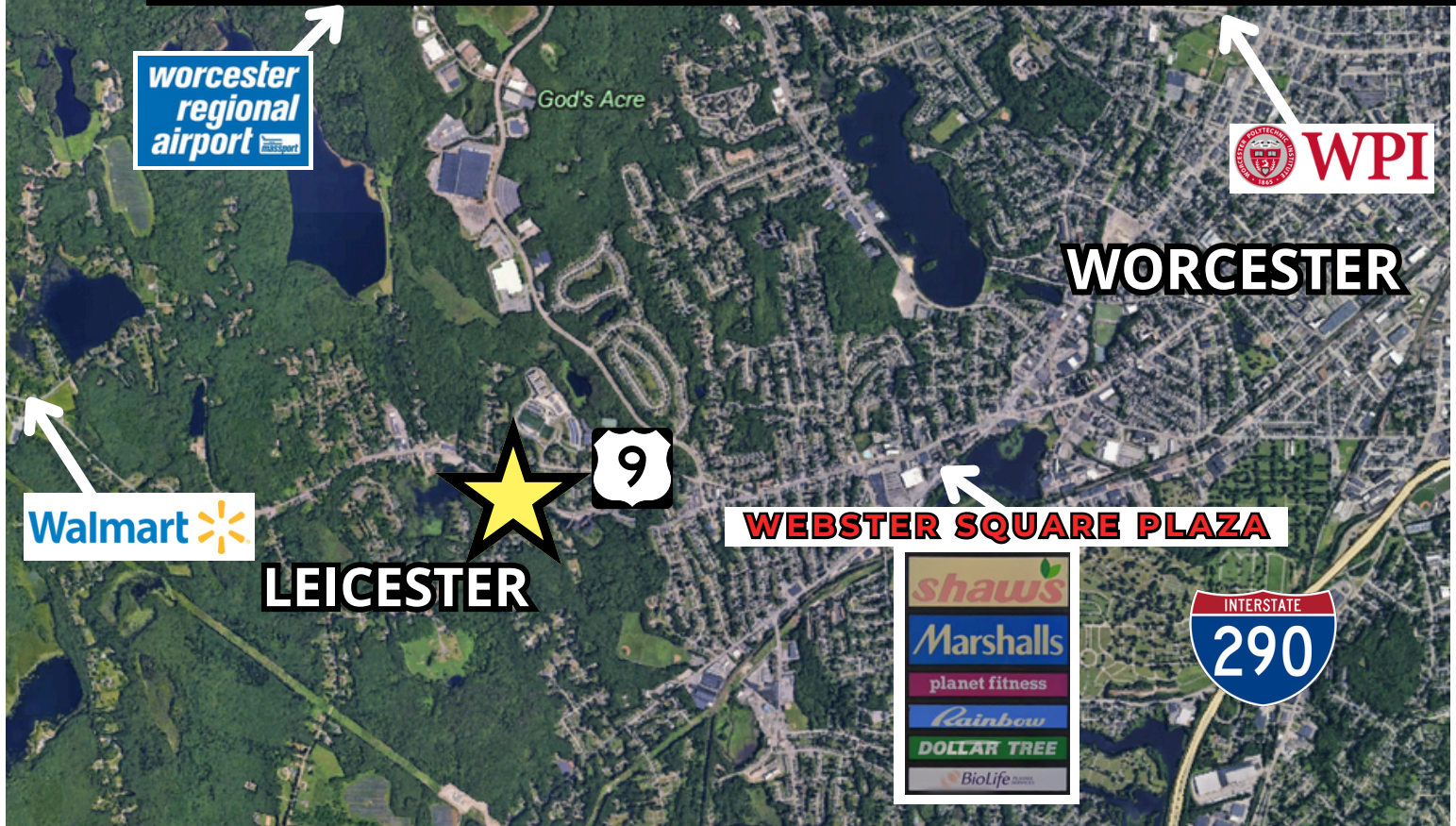
FLEX

21-69 MAIN ST, LEICESTER, MA FEATURES UP TO 75,000± SF WITHIN A FORMER MILL BUILDING IN CHERRY VALLEY, JUST OVER THE WORCESTER LINE, OFFERING EXCELLENT VISIBILITY AND ACCESS ALONG ROUTE 9. WITH MORE THAN 50,000 SF OF LEASABLE AREA AND APPROXIMATELY \$22,000 PER MONTH IN EXISTING RENTAL INCOME, THE PROPERTY IS WELL-SUITED FOR AN OWNER-USER, AN INCOME-PRODUCING INVESTMENT, OR A FULL REDEVELOPMENT. ITS FLEXIBLE LAYOUT AND ACCOMMODATING ZONING SUPPORT A WIDE RANGE OF POTENTIAL USES INCLUDING OFFICE, RETAIL, DISTRIBUTION, OR LIGHT INDUSTRIAL, CREATING A VERSATILE OPPORTUNITY IN A HIGHLY ACCESSIBLE LOCATION.

LORNELL
REAL ESTATE

COLLIN MULCAHY
PRESIDENT
774-230-3634
COLLIN@LORNELLRE.COM

21-69 MAIN ST, LEICESTER, MA



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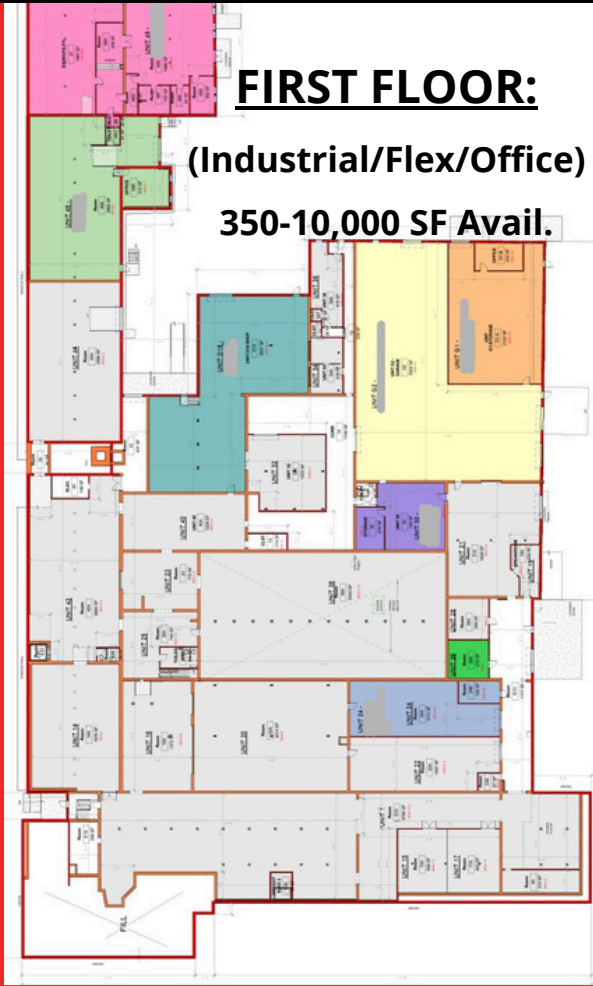
COLLIN MULCAHY
PRESIDENT
774-230-3634
COLLIN@LORNELLRE.COM

21-69 MAIN ST, LEICESTER, MA

FIRST FLOOR:

(Industrial/Flex/Office)

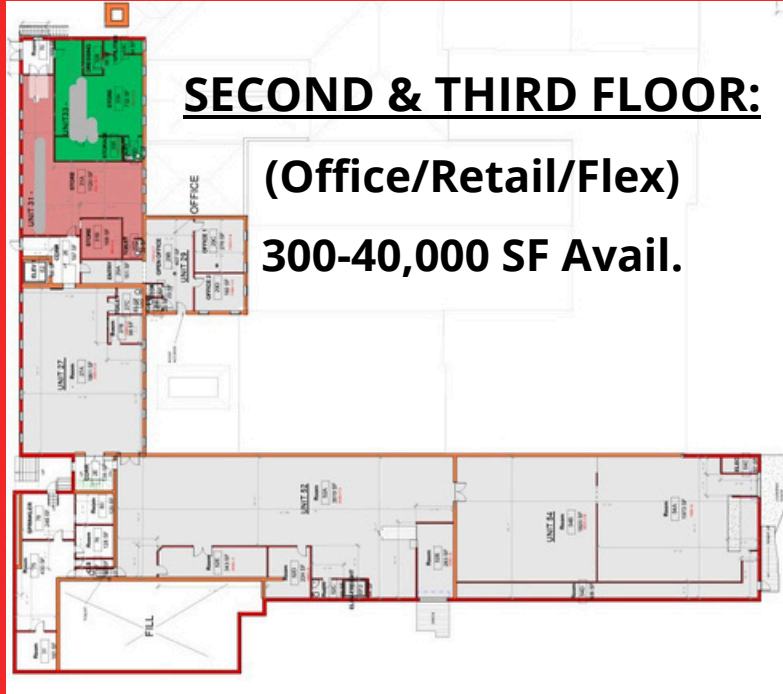
350-10,000 SF Avail.



SECOND & THIRD FLOOR:

(Office/Retail/Flex)

300-40,000 SF Avail.



RENT ROLL

		Start date	End date	Size (sq. ft.)	Rent
1G	Altitude Industries Corporation Chester Marek			2,400.00	\$3,400.00
9	Fleming's Cleaning Service Tim Fleming	2024-03-01	2026-02-28	1,010.00	\$1,300.00
10A/25A	Trunk and Disorderly Ashley Troy	2024-01-07	2027-01-07	423.00	\$550.00
13	Atlantic Athletics Michael Parousis	2023-09-01	2026-08-30	3,215.00	\$1,970.00
14a	Days End Delivery LLC Isamar Remigio	2025-06-01	2026-06-01	721.00	\$700.00
14B	Abrasive Blasting and Restoration LLC Shiwan Tate-Ogunfeitimi	2024-03-15	2028-03-15	1,500.00	\$1,950.00
15A	Emily Briggs	2024-01-08	2027-01-07	1,238.00	\$1,550.00
18	Ardor Creative Anthony Chromey	2023-07-04	2028-07-03	2,990.00	\$2,575.00
69 Main	Theodore Sizemore	2024-04-15	2027-04-14	1,500.00	\$1,875.00
D4	Days End Delivery LLC Isamar Remigio	2024-08-01	2027-08-01		\$700.00
Unit 19	New England Dance Center Nikki Barris	2024-11-01	2027-10-30	4,525.00	\$2,800.00
Unit 33	Altitude Industries Corporation Chester Marek	2025-08-01	2028-08-01	1,100.00	\$1,650.00
22 Units					22670
Total					\$22,670.00

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