

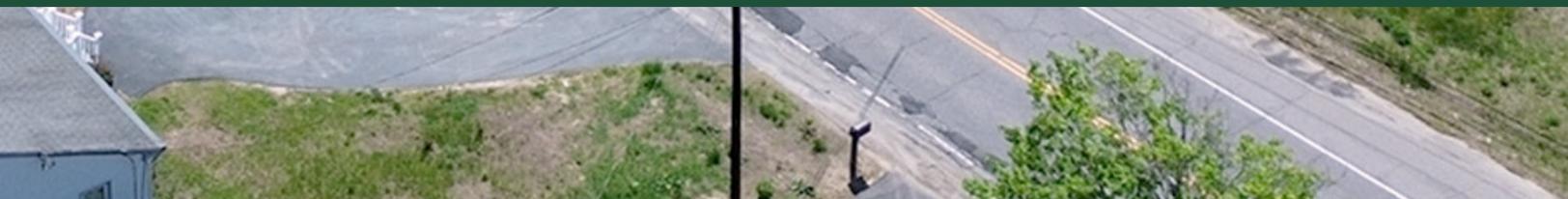
637

LANCASTER ST *LEOMINSTER, MA*



COMMERCIAL
O'BRIEN
PROPERTIES, INC

For Sale & Lease



SUMMARY / SPECIFICATIONS

637 LANCASTER ST LEOMINSTER, MA

AREA 40,000 SF

250.00'

160.00'

BUILDING
#637

160.00'

250.00'

PROPERTY DESCRIPTION

O'Brien Commercial Properties, Inc. is pleased to introduce 637 Lancaster Street in Leominster as available for sale. The 20,000 SF Industrial building is a great opportunity for an owner occupant seeking a manufacturing or warehouse building. The 14,000 SF of flex/retail space is scheduled to become vacant on November 30, 2025, with an additional 6,000 SF of high bay space expected to be available within 24 months. The property is located on Route 117 in close proximity to Route 190 and Route 2 with many neighboring industrial uses and accessible area amenities.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	4,000 - 10,000 SF
Lot Size:	0.92 Acres
Building Size:	20,000 SF

PROPERTY HIGHLIGHTS

- Property Type: Industrial
- Building Size: 20,000 SF
- Available Space: 14,000 SF
- Lot Size: 0.918 AC
- Zoning: I
- Power: 480/120/208
- Utilities: National Grid Electric, Town Water & Sewer, Propane Heat
- Loading: One (1) loading dock, Three (3) overhead doors
- Ceiling Height: 18' - 20' FT
- Year Built: 1960 (recently expanded)
- Area 1: 10,000 SF, 1 8'x8' OHD, Clearance 11', 10% Office
- Area 2: 4,000 SF, 1 8'x8' TBD, Clearance 17', Clear Span
- Area 3: 6,000 SF, 1 10'x12' OHD, 1 12'x14' OHD, Clearance 19', Clear Span 10% Office

BRANDON MEEKS

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PROPERTY / LOCATION

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COMMERCIAL
O'BRIEN
PROPERTIES, INC



637 LANCASTER STREET

LEOMINSTER, MA



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