

# 650

**WILLARD STREET**  
*LEOMINSTER, MA*

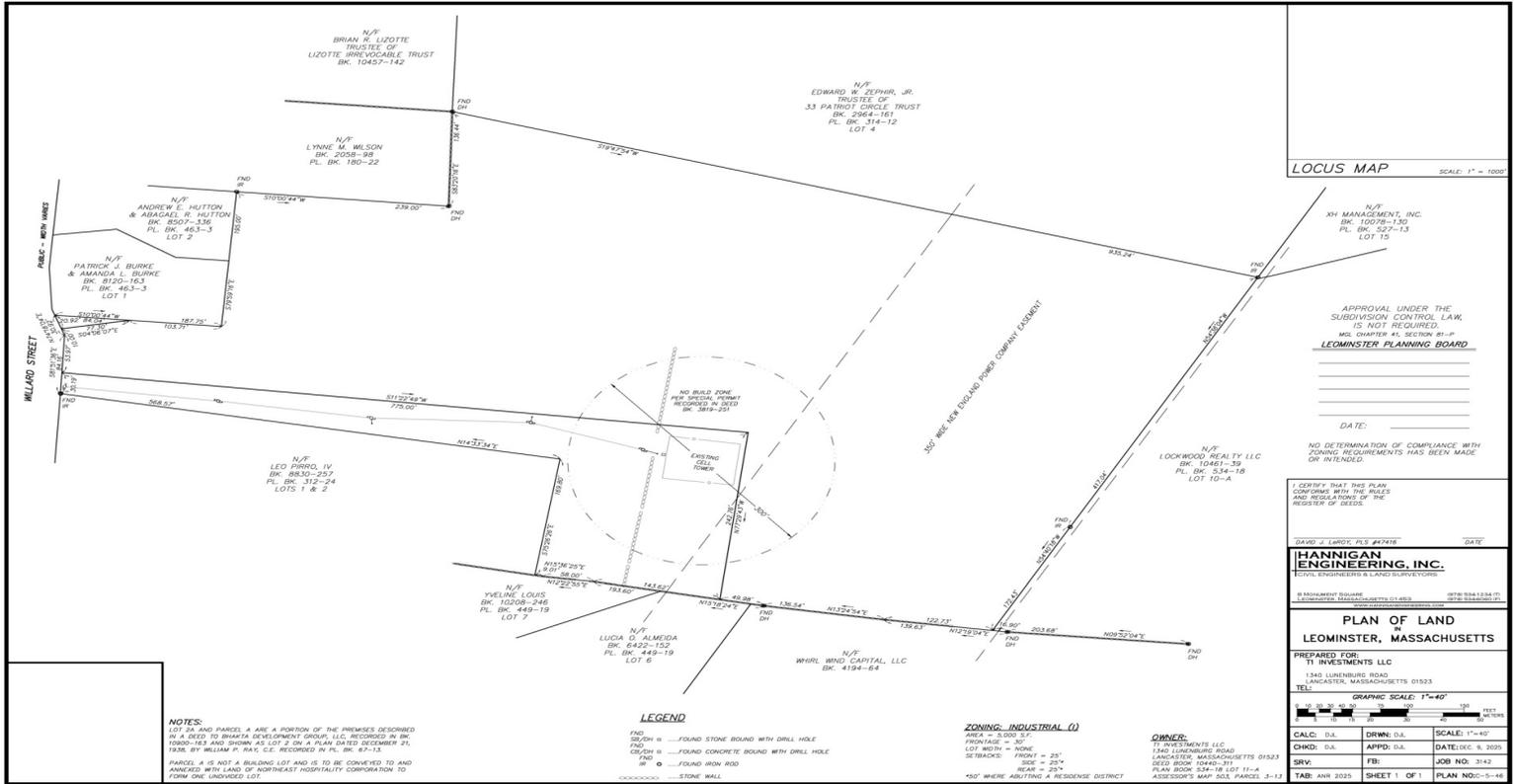


COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

**FOR SALE - 12 AC Industrial Site**

# SUMMARY / LOCATION

650 WILLARD STREET, LEOMINSTER, MA



## PROPERTY DESCRIPTION

650 Willard Street is an industrial land offering positioned within Leominster’s established Willard Street/Jytek Park industrial corridor—an active pocket of flex, light manufacturing, and service-industrial users supported by strong regional access and a deep North Central Massachusetts labor shed. The parcel is well-suited for a range of industrial outdoor storage (IOS), contractor/trades, fleet/service, and small-bay flex development concepts, subject to zoning, site conditions, and municipal approvals.

## LOCATION DESCRIPTION

Leominster’s economic development materializes around Route 2, the City’s principal logistics spine, with multiple access points through the community. Leominster is served by I-190 access in-town, providing direct connectivity south to Worcester and I-290. The City highlights Route 12, Route 13, Route 117, and Route 2A as mapped through Leominster, supporting last-mile distribution and employee commutes.

## PROPERTY HIGHLIGHTS

- Industrial Zoning.
- City Sewer & Water.
- City Gas.
- No Wetlands Restrictions.
- Vast majority cleared and leveled.
- Immediate access to Rt 12, Rt 2, and I-190.
- Buildable square footage potential of up to approximately 125,000 SF, subject to town approval.

## OFFERING SUMMARY

Pricing: By Inquiry Only  
 Lot Size: Approximately 12.69 AC

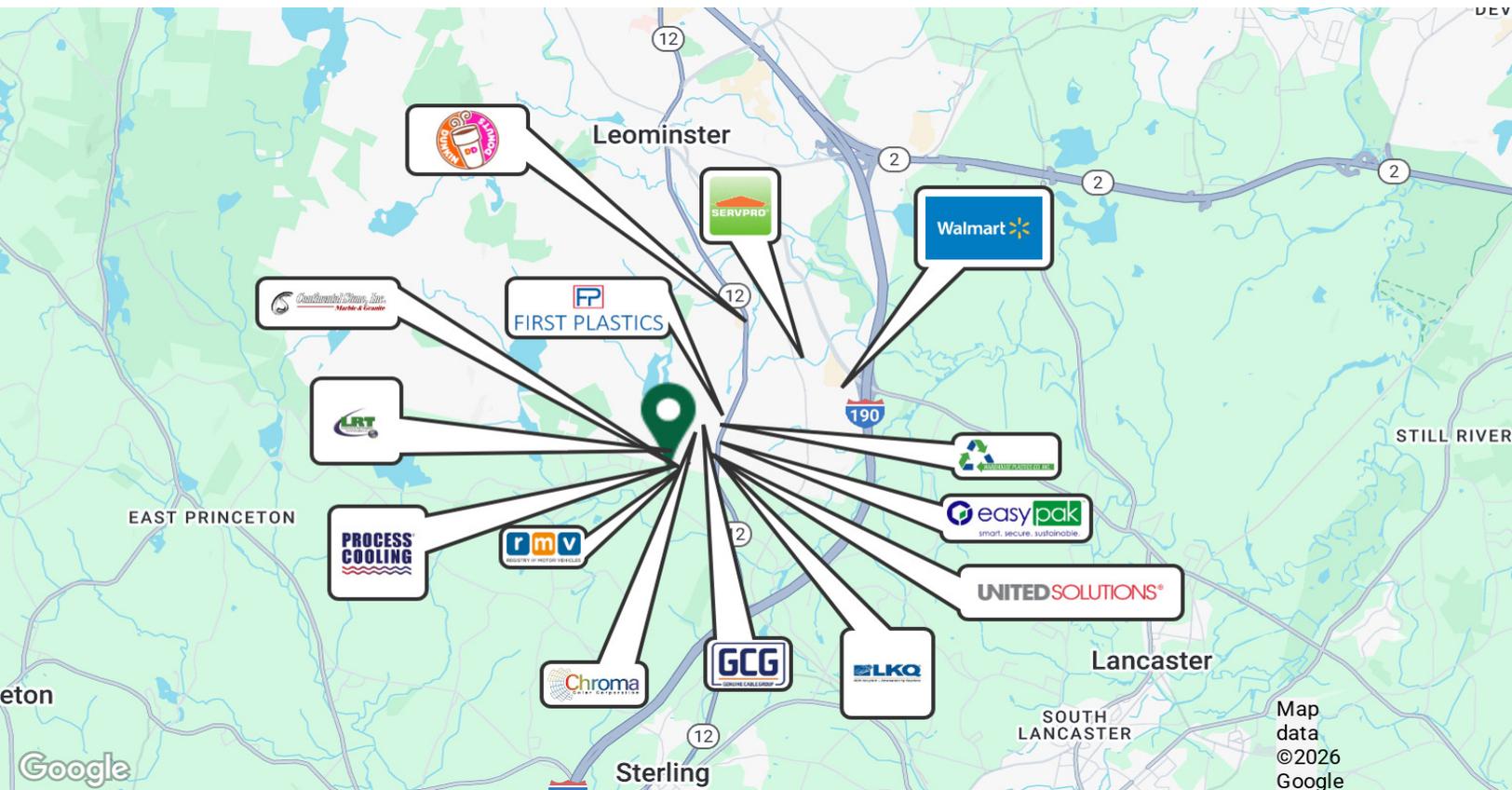
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