

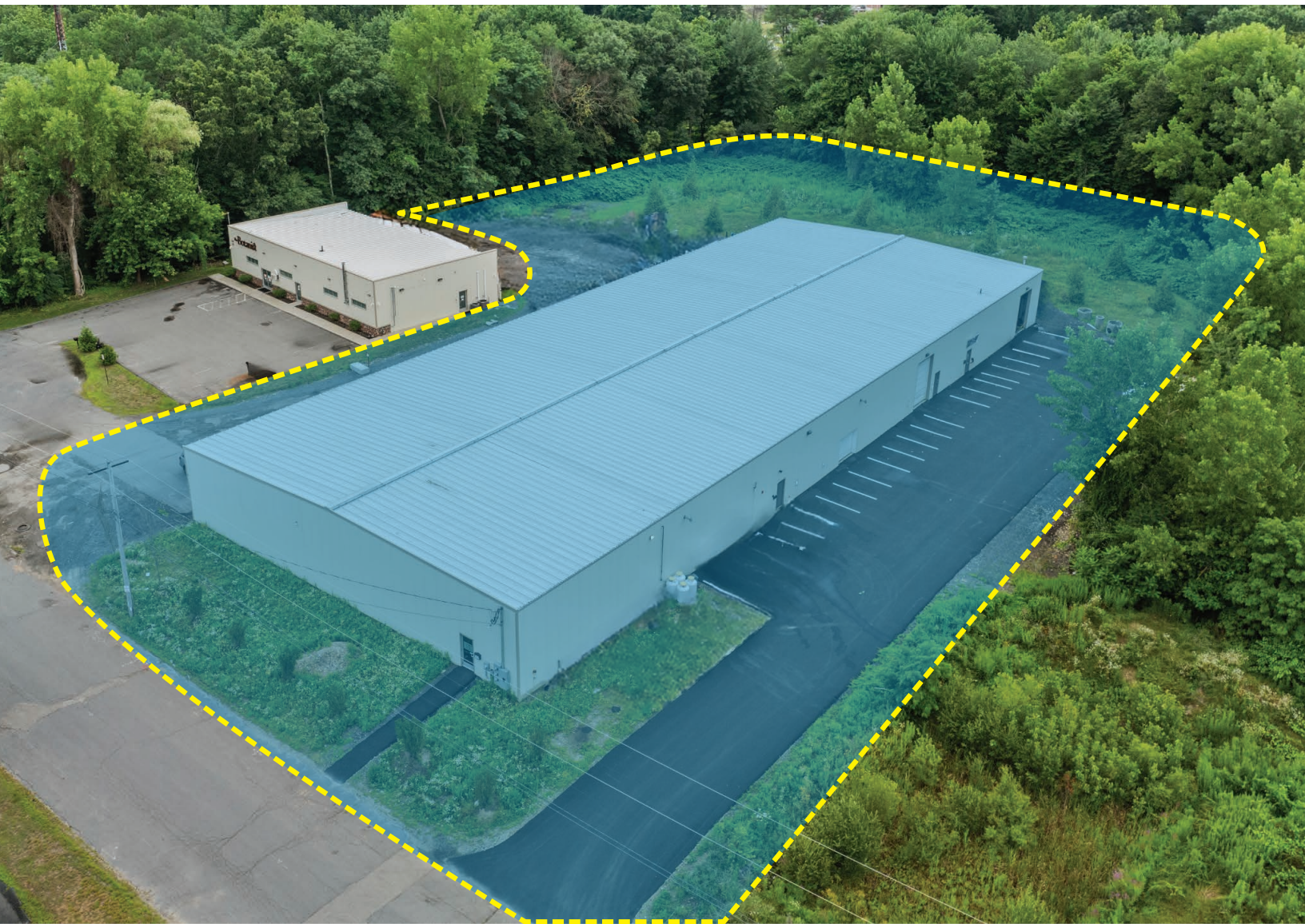
**FOR SALE/LEASE**

**25,600 SF**

**1771 Lock Drive, Leominster, MA**



**FIELDSTONE**  
Commercial Properties Inc.



**NATE NICKERSON**

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1771 Lock Drive, Leominster, MA



## Building Overview

Fieldstone Commercial Properties is pleased to market the sale and leasing of 1771 Lock Drive, a modern industrial facility located in Leominster, MA.

This 25,600 Sq Ft building, constructed in 2021, offers an available 5,150-10,300 Sq Ft industrial bay, ideal for a variety of industrial, warehouse, and auto use needs. The available unit is equipped with (2) overhead drive-in doors and a water oil separator making it perfect for accommodating large vehicles and machinery.

The building has tenants in place paying market rent. This building is ideal for an owner occupant needing 5,150-10,300 SF.

## Property Key Features

**Year Built:** 2021

**Total Building:** 25,600 SF

**Available:** 5,150-10,300 SF

**Ask Price:** \$3,200,000

**Zoning:** Industrial

**Clear Height:** 15' - 17'

**Drive In Doors:** 2

**Lot Size:** 4.03 Acres

**Water/Sewer:** Municipal


**Outdoor:** .5 Acres, Plus Storage

**Parking:** 12 Spaces


**Misc:** Grease Trap Water and  
Oil Separator

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

## NATE NICKERSON

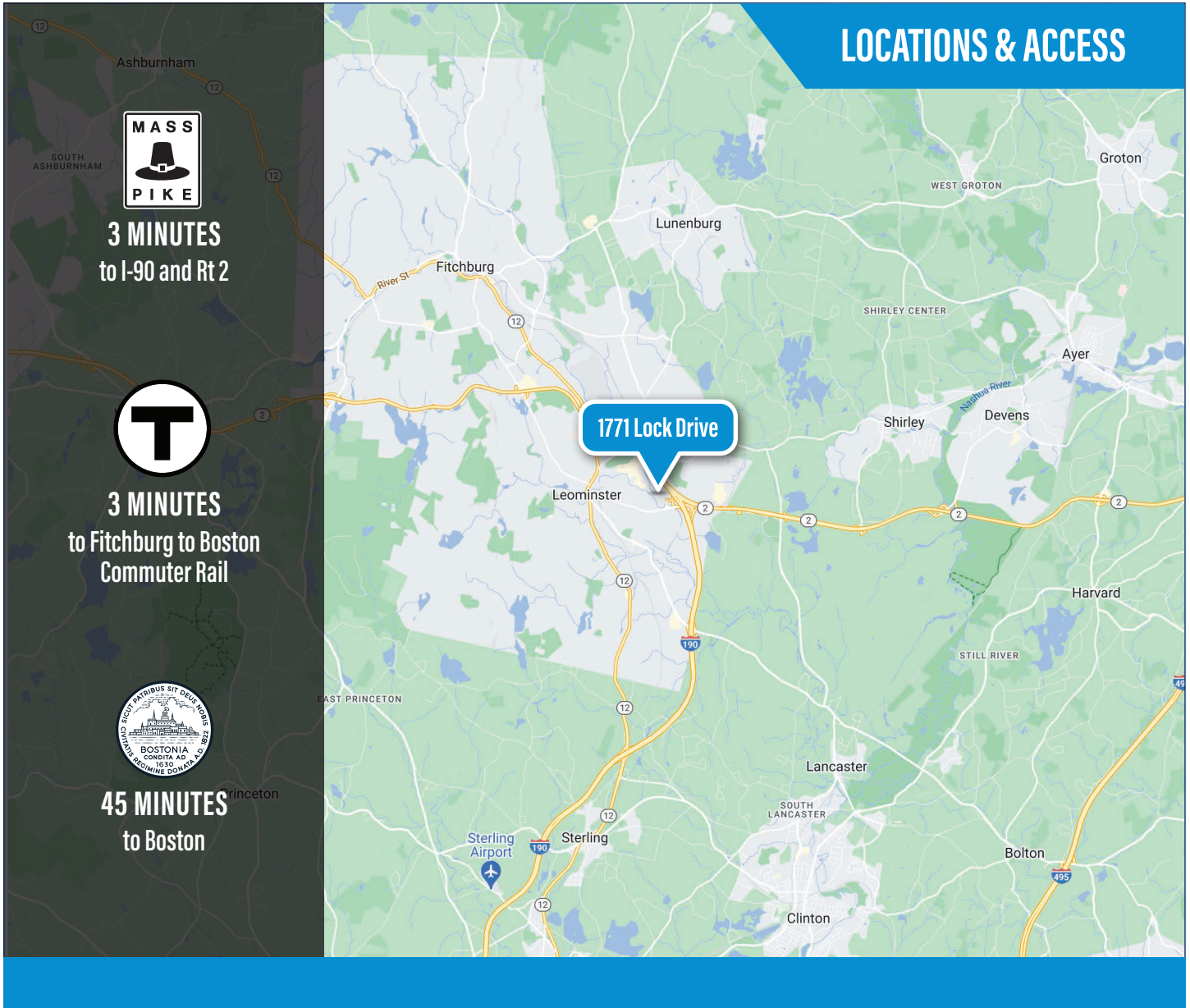
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