

1272 CENTRAL ST

LEOMINSTER, MA

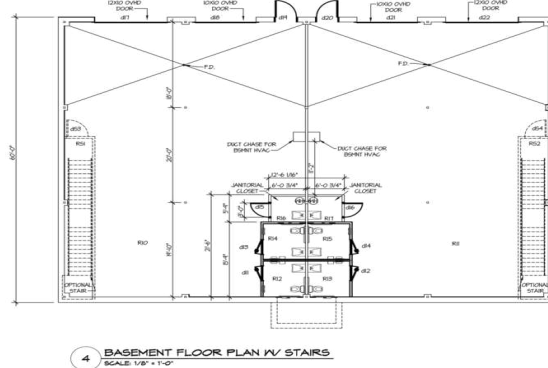
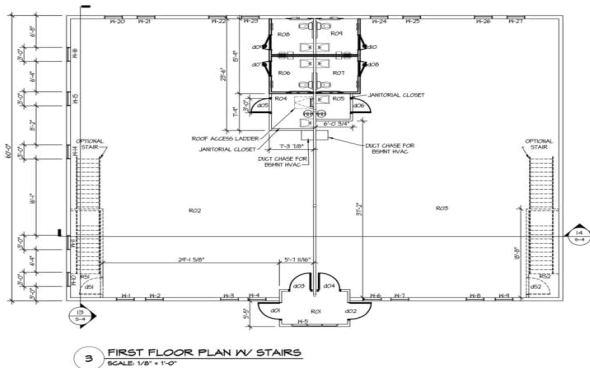
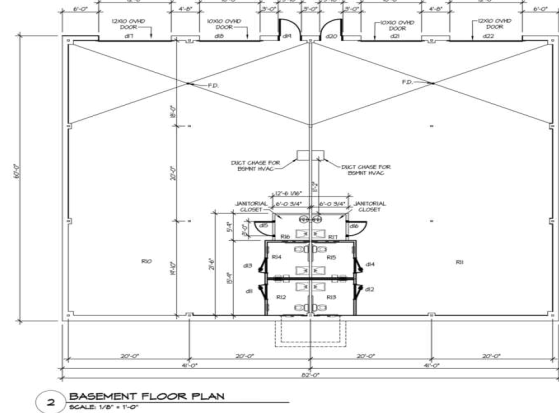
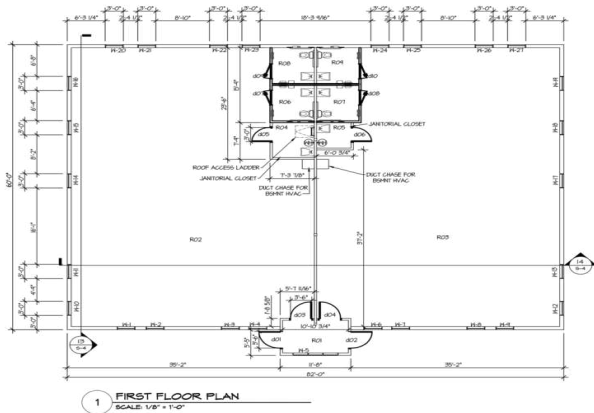


COMMERCIAL
O'BRIEN
PROPERTIES, INC

For Sale & Lease

SUMMARY / SPECIFICATIONS

1272 CENTRAL ST LEOMINSTER, MA

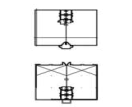


**MCKENZIE
ENGINEERING
COMPANY, INC.**
205 HATHAWAY STREET
LEOMINSTER, MA 01460
TEL: 978-531-6210
FAX: 978-531-6411
mckenzieeng.com

PROPOSED BUILDING PLANS
**BOUCHER CONSTRUCTION-
CENTRAL ST. BUILDING**

CENTRAL ST. LEOMINSTER MA 01460-3014

KEY PLAN



ISSUE:

NO. DATE DESCRIPTION

REVISION

NO. DATE DESCRIPTION

FLOOR PLANS

DATE: 10/28/2020

SCALE: AS SHOWN

DRAWN BY: J.B. DESIGN BY: P.B.

FILE: J024 HE-4240

SHEET

A-1

PROPERTY DESCRIPTION

1272 Central Street offers a 1.24-acre plot with 200 feet of frontage and a retaining wall, with plans in place for a build to suit warehouse.

Engineering plans have been completed for a multi-unit, two story, 9,600 SF industrial warehouse on the property, complete with two 10' overhead drive-in doors and two 12' overhead drive-in doors. The property also offers a significant signage opportunity, with the property receiving direct exposure to more than 15,000 vehicles daily.

The prime location is just off Highway 12 and just five minutes from Interstate 190. These vital arteries allow for easy movement of goods to major markets, including Providence and Boston in just an hour.

PROPERTY HIGHLIGHTS

- 1.24 AC
- 200' of Frontage on Central
- Permitted Plans for 9,600 SF Building
- 2 Units
- 2-Story (first floor, ground floor)
- 2 10' Overhead Drive in Doors
- 2 12' Overhead Drive in Doors
- Drainage System
- Significant Signage Opportunity
- Retaining Wall

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	54,014 SF
Lot Size:	1.24 Acres

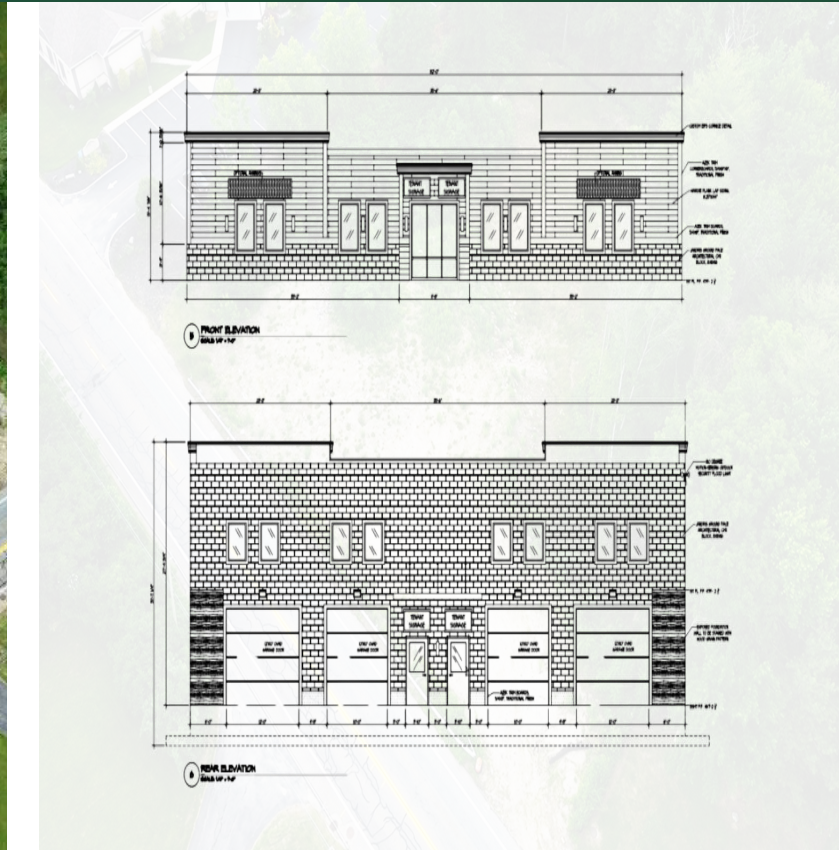
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	347	2,081
Total Population	175	1,036	5,215
Average HH Income	\$195,414	\$189,282	\$136,242

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COMMERCIAL
O'BRIEN
PROPERTIES, INC.

PROPERTY / LOCATION

1272 CENTRAL ST LEOMINSTER, MA



Local Amenities



UNITED SOLUTIONS®



Google

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Maxar Technologies

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COMMERCIAL
O'BRIEN
PROPERTIES, INC.



1272 CENTRAL STREET

LEOMINSTER, MA



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