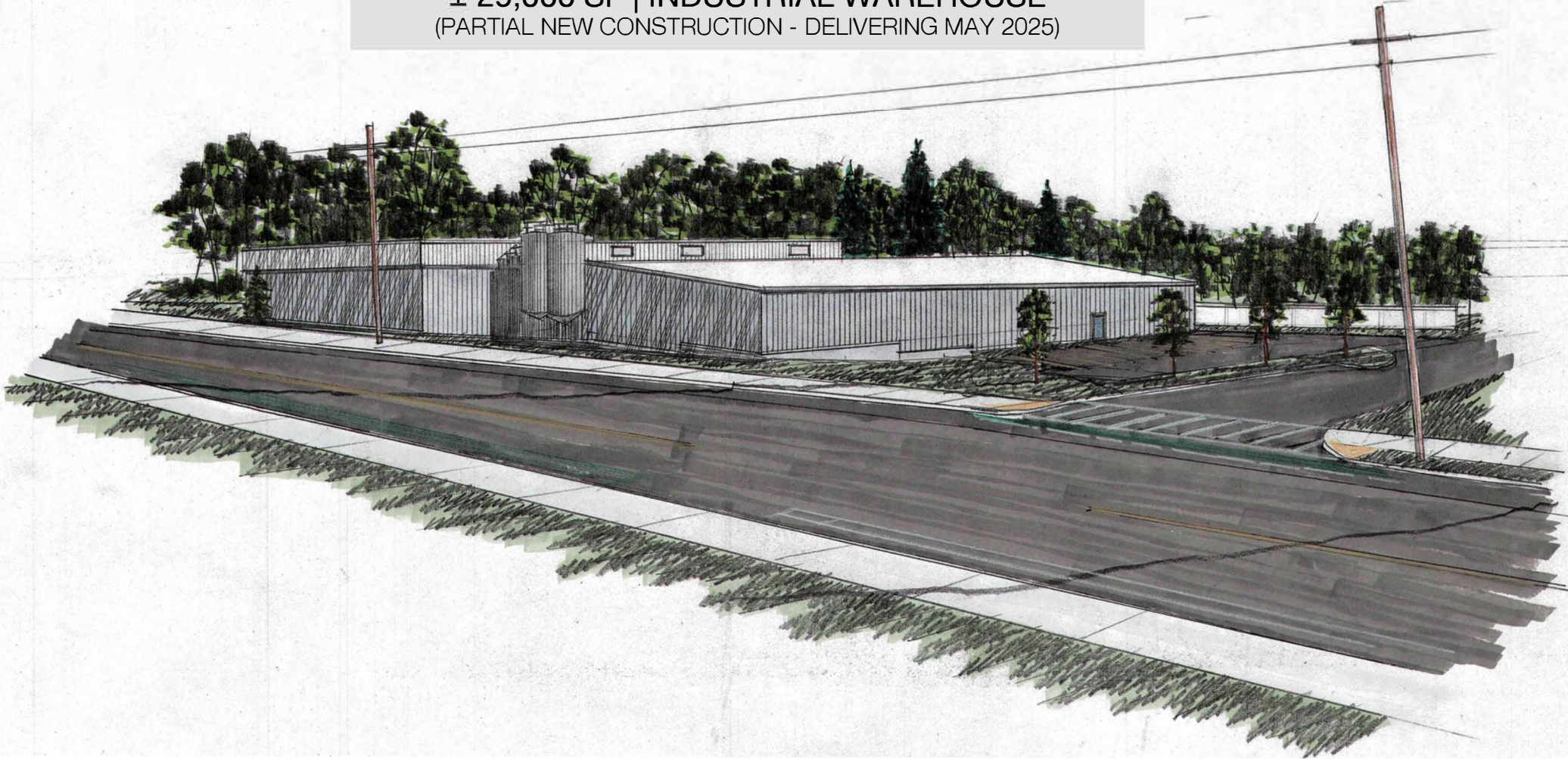


FOR SALE & LEASE

62 LAKEVIEW STREET LEOMINSTER, MA

± 29,000 SF | INDUSTRIAL WAREHOUSE
(PARTIAL NEW CONSTRUCTION - DELIVERING MAY 2025)



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62 LAKEVIEW STREET LEOMINSTER, MA

NAI | Parsons Commercial Group | Boston is proud to bring to market a single tenant Industrial Warehouse building of ±29,000 SF in Leominster, Massachusetts. Existing portion of (17,290 SF) building was constructed in 2000 and 11,710 SF of new construction shall be delivered in May of 2025. It is on a 1.28-acre lot. The building is equipped with 2,000 amps of three-phase power. Centrally located, the property provides convenient access to Routes 2 and 190, facilitating connections to both Boston and Worcester.

PROPERTY OVERVIEW

TYPE Industrial | New Construction

SIZE ±29,000 SF - 1 Story

LAND ±1.28 Acres

LOADING + DOCKS 1 Drive-In: 10 x 14 FT
5 Tailboard Loading Docks

TYPE Industrial | New Construction

UTILITIES Gas, Heating, Lighting

CEILING HEIGHT

- Original Section: 17,290 SF | Clear height: 27ft at high point & 22ft at low point | Built in 2000
- New construction: 11,710 SF | Clear height: 21ft at high point & 18ft at low point | Built in 2025

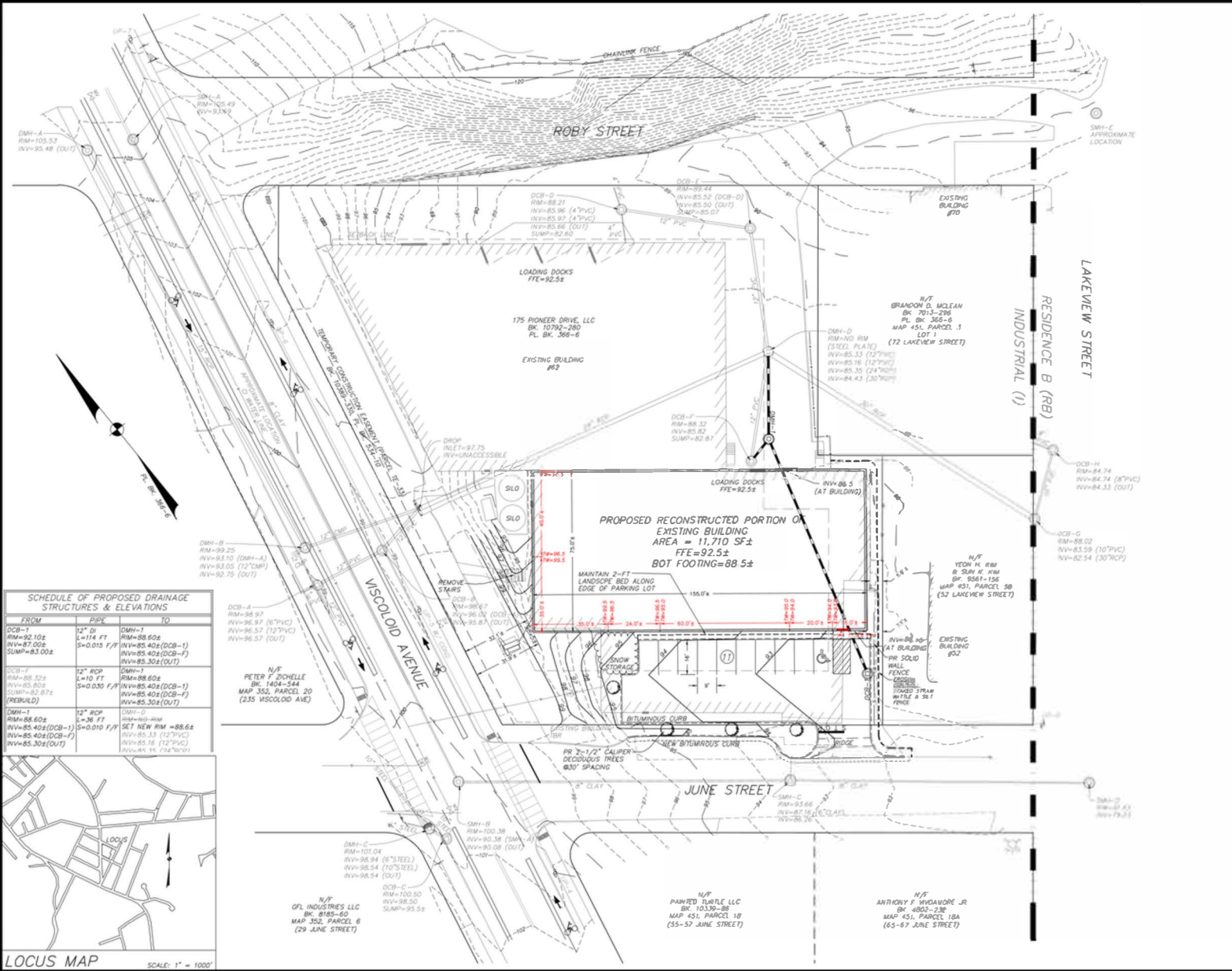
PROPERTY HIGHLIGHTS

- Available for sale or lease
- Industrial Zone
- 2000 amps of power | 3-phase power
- 2 silos
- Easy access to Route 2 & I-190, Connecting to Boston & Worcester



SITE PLANS

62 LAKEVIEW STREET LEOMINSTER, MA



PROJECT INFORMATION

LAND INFORMATION
 MAP/PARCEL: 431/25
 DEED BOOK/PAGE: 230.20 FT, 250.13 FT, 116.28 FT
 EXISTING FRONTAGE: 230.20 FT, 250.13 FT, 116.28 FT
 EXISTING AREA: 55,613 S.F.

ZONING INFORMATION
 ZONING DISTRICT: INDUSTRIAL (I)
 DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 5,000 SF
 MINIMUM FRONTAGE: 30 FEET
 MAXIMUM HEIGHT: 30 FEET
 MINIMUM SETBACKS:
 FRONT YARD: 25 FT
 SIDE YARD: 25 FT 50 FT (ABUTTING RESIDENCE DISTRICT)
 REAR YARD: 25 FT 50 FT (ABUTTING RESIDENCE DISTRICT)

GENERAL NOTES:
 1. PROPERTY LINE INFORMATION BASED ON DEEDS AND PLANS OF RECORD. NO CERTIFICATION OF PROPERTY LINES SHOWN ON THIS PLAN IS INTENDED OR MADE BY HANNIGAN ENGINEERING, INC. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ON-THE-GROUND TOPOGRAPHIC SURVEY BY HANNIGAN ENGINEERING, INC. IN AUGUST OF 2024.
 2. LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED ON VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY. LOCATION OF EXISTING UTILITIES AND SUBSURFACE STRUCTURES, WHETHER OR NOT SHOWN ON THESE PLANS, SHALL BE DETERMINED BY THE CONTRACTOR MARKING IN THE FIELD AND REVIEWED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE OBLIGATION TO ALL UTILITY COMPANIES AND AGENCY AS WELL AS DO-SAFE PRIOR TO EXCAVATION. (SEE NOTE)
 3. NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.
 4. RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCIES.
 5. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF LEOMINSTER AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.
 6. ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOANED AND SEEDS FOR STABILIZATION.
 7. ANY CONDITIONS AS SHOWN SHALL REQUIRE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FIRM. CHANGES MADE IN THE FIELD MADE WITHOUT APPROVAL SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND APPROPRIATE APPROVED AUTHORITY. EXPENSES INCURRED TO BRING THE UNAPPROVED CHANGES TO ACCEPTABLE CONFORMANCE SHALL BE BORNE BY THE COMPANY OR CONTRACTOR MAKING THE UNAUTHORIZED CHANGE.
 8. ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE ON THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND REPLACED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY.
 9. PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE.
 10. APPLICANT SHOULD BE AWARE OF OBLIGATIONS TO COMPLY WITH CHAPTER 231, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS, OTHERWISE KNOWN AS THE METALS PROTECTION ACT, AND THE ASSOCIATED REGULATIONS (201 CMR 18.00).
 11. STOCKPILING OF MATERIAL SHALL NOT BE PERMITTED WITHIN ANY AREAS SUBJECT TO PROTECTION UNDER THE METALS PROTECTION ACT WITHOUT PRIOR APPROVAL BY THE LOCAL COORDINATION COMMISSION. STOCKPILES SHALL BE PLACED IN A SUITABLE LOCATION AND SURROUNDED BY A FENCE SHALL BE MAINTAINED AT ALL TIMES.
 12. AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITHIN RESIDUAL AND UTILITY EXISTENCE. OTHER AREAS OF FILL TO BE COMPACTED TO A MINIMUM 90% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN FILL FREE OF TELEPHONIC MATERIALS AND DEBRIS.
 13. ALL SIDEWALKS AND RAMPS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.
 14. THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL 1907010101 DATED SEPTEMBER 16, 1982. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
 15. ALL REINFORCED CONCRETE PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
 16. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 17. ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE CITY OF LEOMINSTER.

SCHEDULE OF PROPOSED DRAINAGE STRUCTURES & ELEVATIONS

FROM	PIPE	TO
DCB-1 RM=92.10± INV=87.00± SUMP=83.00±	12" DI L=114 FT S=0.015 F/F	DMH-1 RM=88.60± INV=85.40± (DCB-1) INV=85.40± (DCB-F) INV=85.30± (OUT)
DCB-1 RM=88.52± INV=85.80± SUMP=87.87± (REBUILD)	12" RCP L=10 FT S=0.030 F/F	DMH-1 RM=88.60± INV=85.40± (DCB-1) INV=85.40± (DCB-F) INV=85.30± (OUT)
DMH-1 RM=88.60± INV=85.40± (DCB-1) INV=85.40± (DCB-F) INV=85.30± (OUT)	12" RCP L=36 FT S=0.010 F/F	DMH-2 RM=88.50± SET NEW RM=88.5± INV=85.3± (12" PVC) INV=85.16± (12" PVC) INV=85.16± (12" PVC)

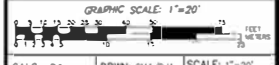


DRAFT
FOR PRELIMINARY
REVIEW

HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 8 Monument Square
 Leominster, Massachusetts 01453
 (978) 534-1234 (VT)
 (978) 534-4849 (VT)

SITE DEVELOPMENT PLAN
 LEOMINSTER, MASSACHUSETTS

PREPARED FOR:
 DR. POULIN CONSTRUCTION CO., INC.
 55 N. POPPER
 59 DUNDY HILL ROAD
 FITCHBURG, MASSACHUSETTS 01420
 TEL: _____



CALC: DJL DRWN: CMA/DJA SCALE: 1" = 20'
 CHND: WDH APPD: WDH DATE: SEPT 16, 2024
 SRV: JHG/JEF FB: 86-114 JOB NO: 3278
 TAB: SITE SHEET 1 OF 1 PLAN NO: 0-2-40

PROVEN LOCATION

62 LAKEVIEW STREET LEOMINSTER, MA

LOCATION OVERVIEW

62 Lakeview Street is industrial site is ideal for manufacturing, warehousing, and distribution operations, offering both accessibility and functionality in a thriving business community. The property benefits from easy access to major highways, including Route 2 and Interstate 190, providing seamless connections to Worcester and Boston.

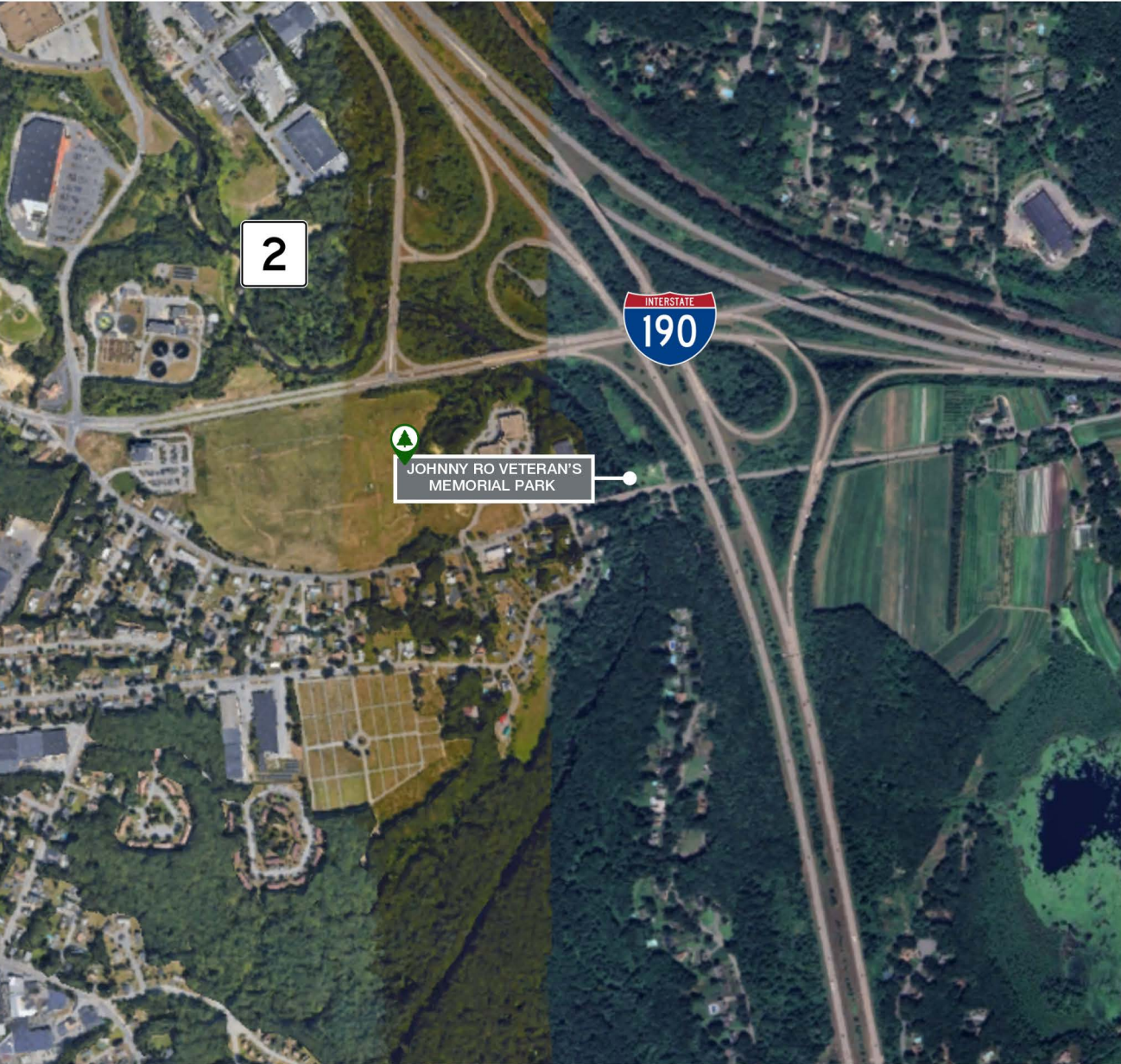
NEARBY AMENITIES

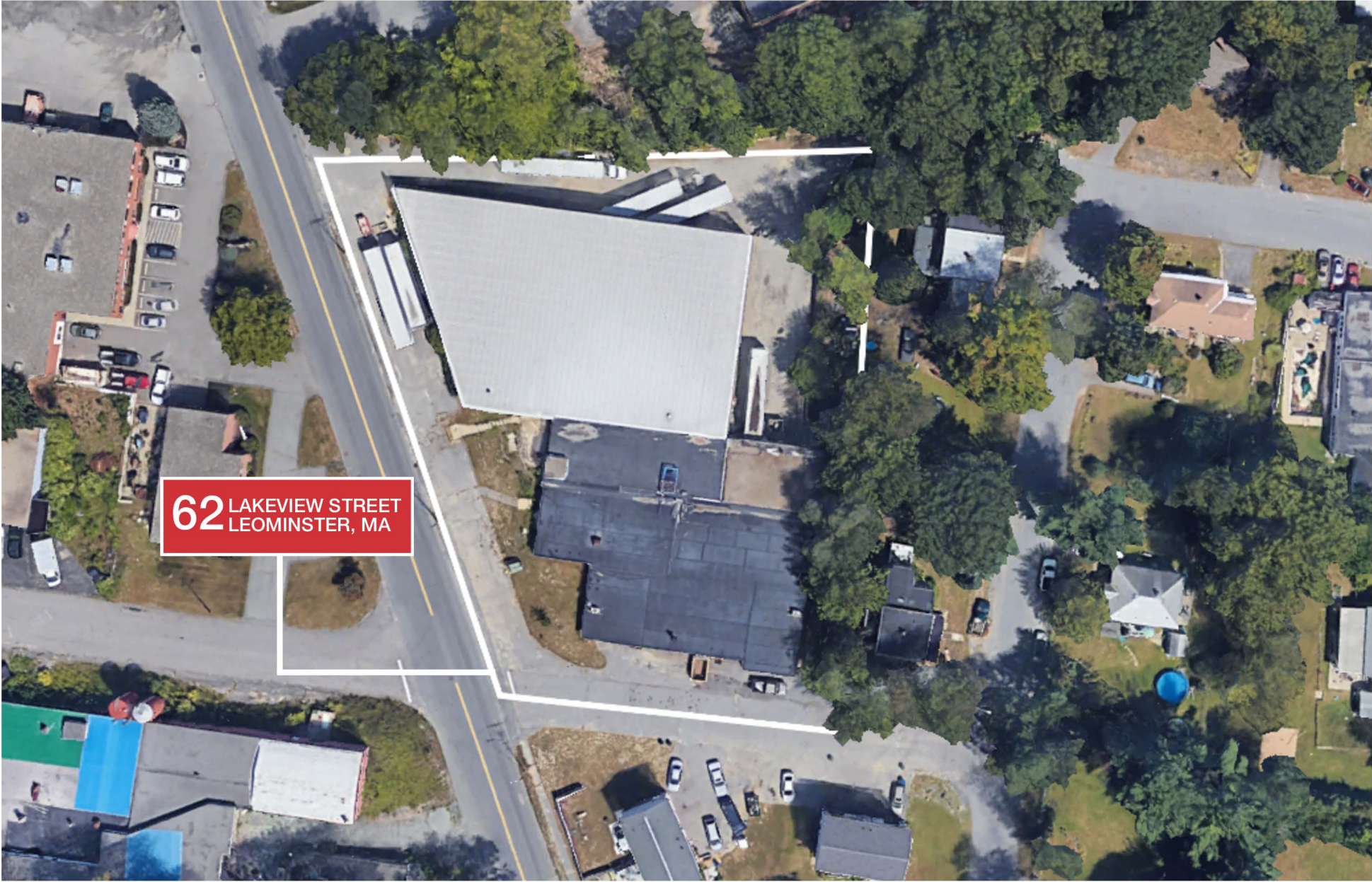


DEMOGRAPHICS

Radius	2 Mile	5 Mile	10 Mile
Population			
2029 Projection	29,239	68,075	174,547
2024	29,512	68,340	175,238
2020	30,149	67,838	173,559
Growth 2024-2029	-0.2%	-0.1%	-0.1%
Growth 2020-2024	-0.5%	0.2%	0.2%
Avg Household Income	\$93,872	\$99,745	\$110,796
Med Household Income	\$70,172	\$77,443	\$87,804

62 LAKEVIEW STREET
LEOMINSTER, MA





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LEOMINSTER, MA



NAI Parsons Commercial
Group Boston

AI CRE

62 LAKEVIEW STREET LEOMINSTER, MA

FOR MORE INFORMATION

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