



FOR SALE

85 WATER ST

Leominster, MA

- **122,000** Square Feet
- **2.95** Acres

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Building Overview

81-85 Water Street and 26 Spruce Street, Leominster, MA represent a compelling value-add industrial opportunity or opportunistic redevelopment in the Fitchburg/Leominster submarket. The two-property portfolio totals 122,000 SF across 2.95 acres, with 81-85 Water Street comprising approximately 115,000 SF across multiple stories and 26 Spruce Street — an abutting 7,000 SF building. The core asset at 81-85 Water Street features durable masonry construction and is configured for multi-tenant

occupancy on multiple stories. The properties benefit from a layered zoning position — situated within the industrial zone and subject to a downtown overlay — offering a range of potential uses and repositioning options. Both parcels fall within a federally designated Opportunity Zone. Notably self storage is permitted by right. In-place tenants are all operating on a tenancy-at-will basis, providing immediate cash flow while preserving maximum flexibility to execute a lease-up, repositioning, or redevelopment strategy on an accelerated timeline.

Property Specifications

Property Type:
Industrial Warehouse

Building Size (SF):
81-85 Water St: 115,000
26 Spruce St: 7,000

Year Built/Effective:
1920/1966

Construction: Masonry

Clear Height: 10 Feet

Loading: 6 Exterior Dock Doors

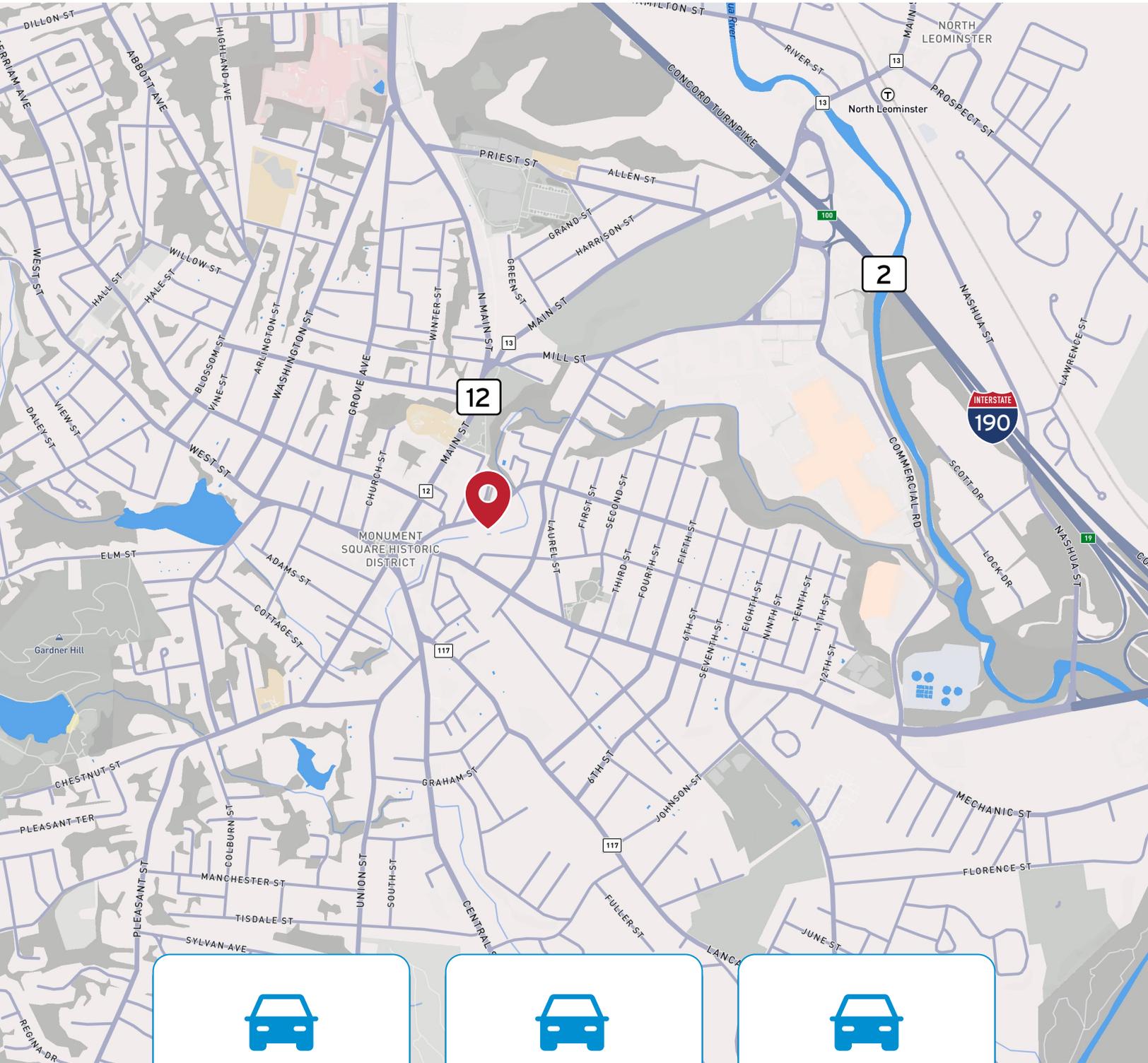
Lot Size: 2.95 Acres

Zoning: Industrial (I)





Aerial View with Plotlines




1 MINUTE
to Route 12


5 MINUTES
to Route 2


7 MINUTES
to I-190

Area Highlights

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.