

LUNENBURG CENTRAL

475 LEOMINSTER SHIRLEY RD
LUNENBURG, MA

CONSTRUCTION COMPLETE

READY FOR TENANT FIXTURING

ABILITY TO SUBDIVIDE

NEWMARK

**BERKELEY
PARTNERS**

THE BRENNAN GROUP, INC.

**JOHN M
CORCORAN
& CO**

52,192 SF
AVAILABLE FOR
IMMEDIATE OCCUPANCY



ABILITY TO SUBDIVIDE

TILT-UP CONSTRUCTION

36' CLEAR HEIGHTS



11

LOADING
DOCKS

176+

PARKING
SPACES

23

TRAILER
SPACES

BUILDING SPECS:

**LUNENBURG
CENTRAL**

475 LEOMINSTER SHIRLEY RD
LUNENBURG, MA

SITE ACREAGE	± 33 AC
BUILDING SIZE	± 372,000 SF
CONSTRUCTION TYPE	Tilt-up concrete construction
AVAILABLE SF	52,192 SF
OFFICE	BTS
CLEAR HEIGHT	36'
LOADING	11 loading docks
TRUCK COURT DEPTH	190'
PARKING	176+ spaces
TRAILER/VAN PARKING	23 spaces
POWER	3000 amps @ 480 v 3p 4w
LIGHTING	LED fixtures
SPRINKLERS	ESFR
ROOF	60 mil TPO roof
BAY SIZE	56' x 50' typical
SPEED BAY	60'
HVAC	WH: 100% heated with RTU's Office: HVAC as required
FLOOR SLAB	7"
UTILITIES	Gas: NGRID Electric: Unitil Septic: Private, onsite (6,500 gpd capacity)



LUNENBURG CENTRAL
475 LEOMINSTER SHIRLEY RD
LUNENBURG, MA

MANCHESTER, NH 35 min.

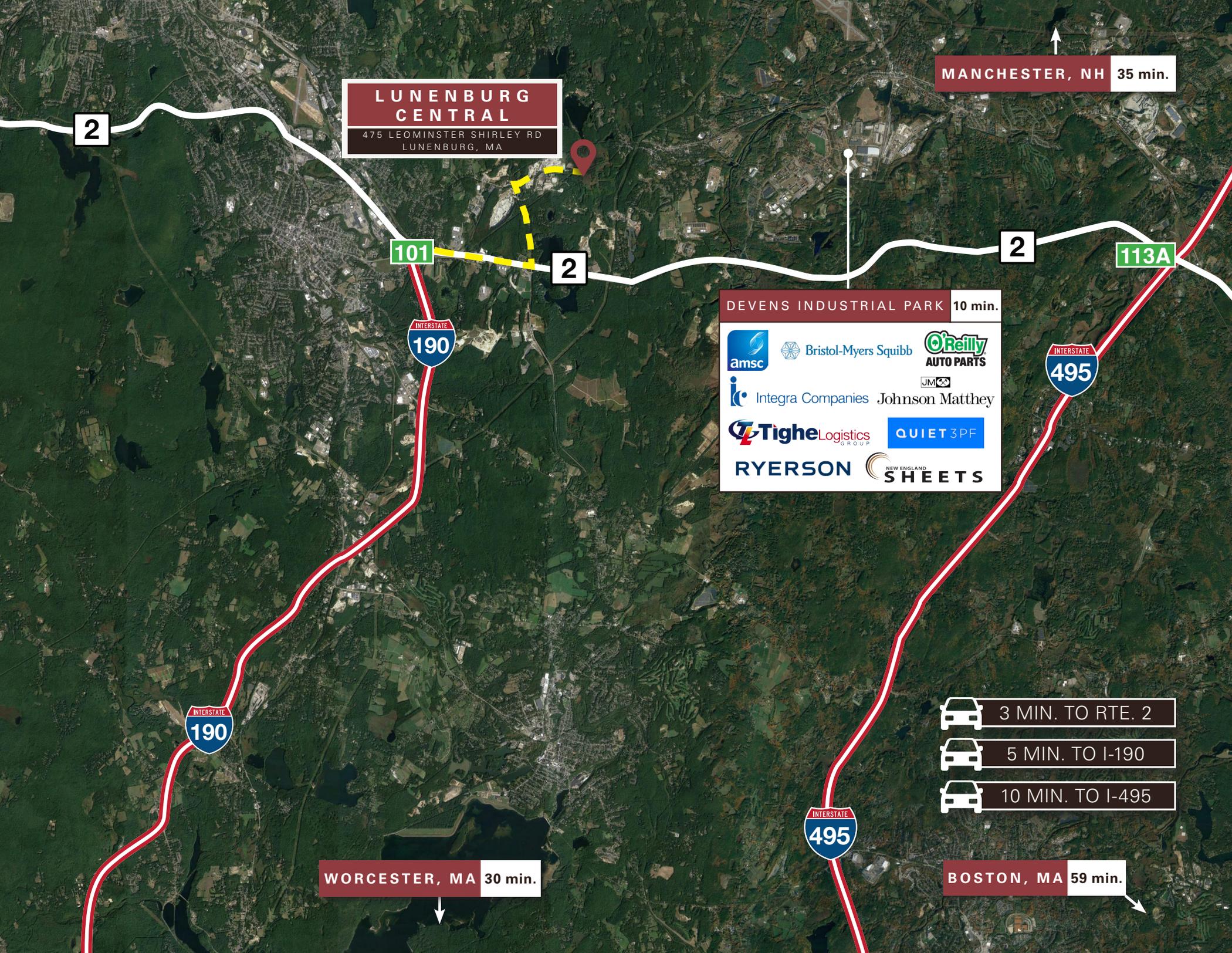
DEVENS INDUSTRIAL PARK 10 min.

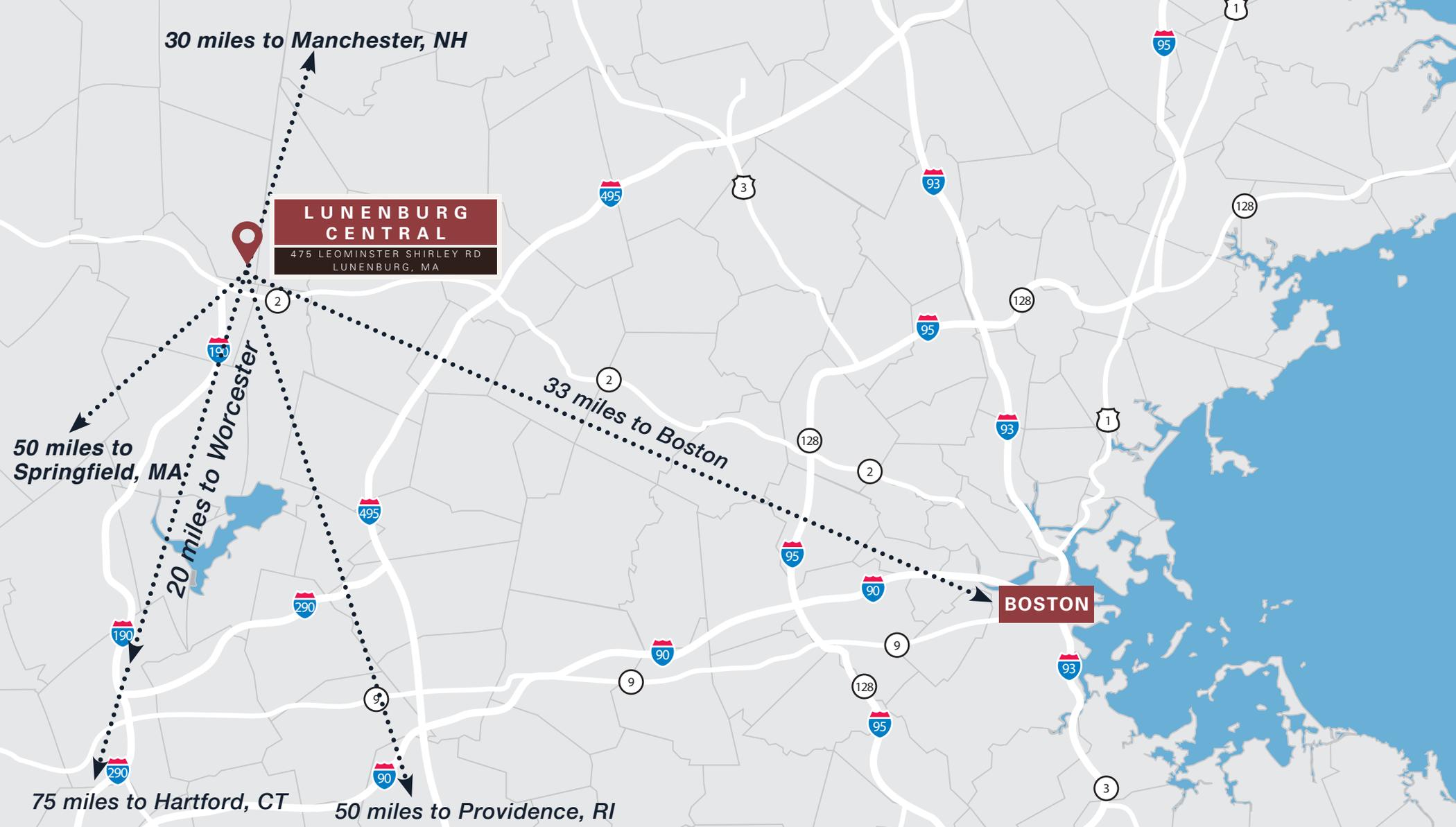
amsc Bristol-Myers Squibb O'Reilly AUTO PARTS
Integra Companies Johnson Matthey
Tighe Logistics Group QUIET3PF
RYERSON SHEETS

WORCESTER, MA 30 min.

BOSTON, MA 59 min.

- 3 MIN. TO RTE. 2
- 5 MIN. TO I-190
- 10 MIN. TO I-495





NEWMARK

BERKELEY PARTNERS

THE BRENNAN GROUP, INC.

**JOHN M
CORCORAN
& CO**

FOR MORE INFORMATION, CONTACT:

Ed Jarosz
617-863-8529
ed.jarosz@nmrk.com

Rick Schuhwerk
617-863-8533
rick.schuhwerk@nmrk.com

Michael Malinconico
617-863-8428
michael.malinconico@nmrk.com

Allie Percoco
617-863-8624
allie.percoco@nmrk.com

Alistair Matule
617-599-4255
alistair.matule@nmrk.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.