



FOR LEASE

100 CRAWFORD ST

Airport Business Center Leominster, MA

- **5,000-10,000 SF**
- **Flex/Warehouse**

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Building Overview

The Airport Business Center at 100 Crawford Street in Leominster offers two (2) contiguous 5,000 square-foot suites within an attractive, professionally managed industrial bay building designed to support a range of retail, showroom, service, and light manufacturing users. The property features a high-image setting on a major roadway with 18-foot clear warehouse ceilings, tailboard loading, and customizable office or display areas to suit tenant needs. Utilities are separately metered with municipal water and sewer, served by National Grid. Tenants benefit from ample on-site parking and a strategic location just minutes from Route 2, I-190, and the North Leominster MBTA Commuter Rail station—delivering efficient access for employees, customers, and distribution throughout the growing North Central Massachusetts market.

Highlights

- ▶ Flexible 5,000-10,000 SF flex/ industrial suites with 18' clear height and tailboard loading
- ▶ High-visibility location in Leominster with convenient access to Route 2 and I-190
- ▶ Professionally managed property with separately metered utilities and ample on-site parking



Property Specifications

Total Building Size:
40,000 SF

Zoning: MU1 (permitted flex/industrial uses)

Total Building Size:
±40,000 SF

Total Available Space:
(2) 5,000 SF suites

Parking: Ample on-site surface parking

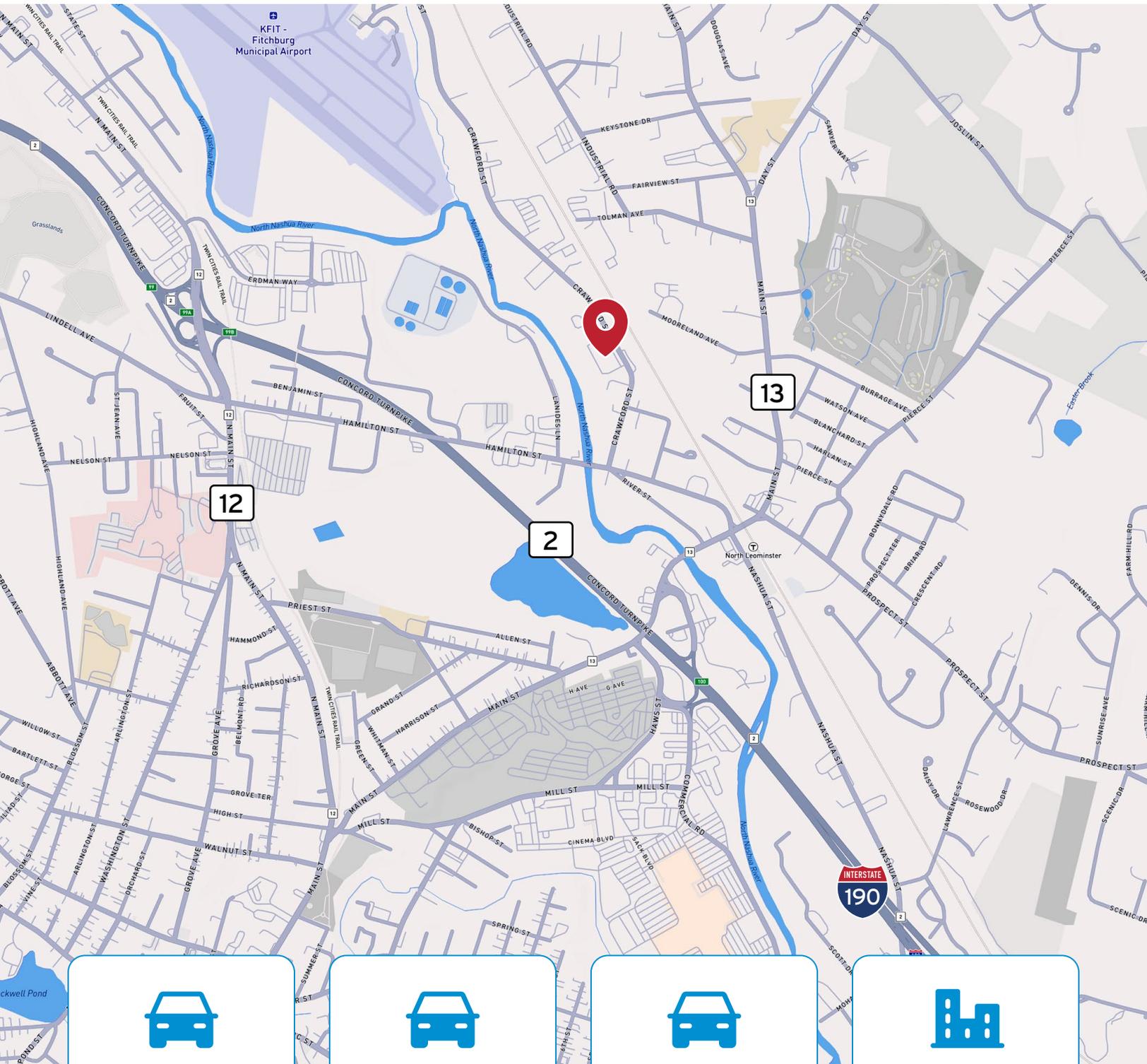
Heat: Gas-fired (National Grid)

Sewer: Municipal

Water: Municipal

Loading: Tailboard loading

Electricity: National Grid (separately metered)**




5 MINUTES
to the intersection
of I-190 & Route 2


15 MINUTES
to I-495
via Route 2


25 MINUTES
to I-95
via Route 2


55 MINUTES
to Boston
via Route 2

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.