

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**

**290,496 SF
AVAILABLE**



ABILITY TO SUBDIVIDE

TILT-UP CONSTRUCTION

36' CLEAR HEIGHTS



57

LOADING
DOCKS

320

PARKING
SPACES

95

TRAILER
SPACES

1

DRIVE-IN
DOOR

BUILDING SPECS:

**LUNENBURG
CENTRAL**

475 LEOMINSTER SHIRLEY RD
LUNENBURG, MA

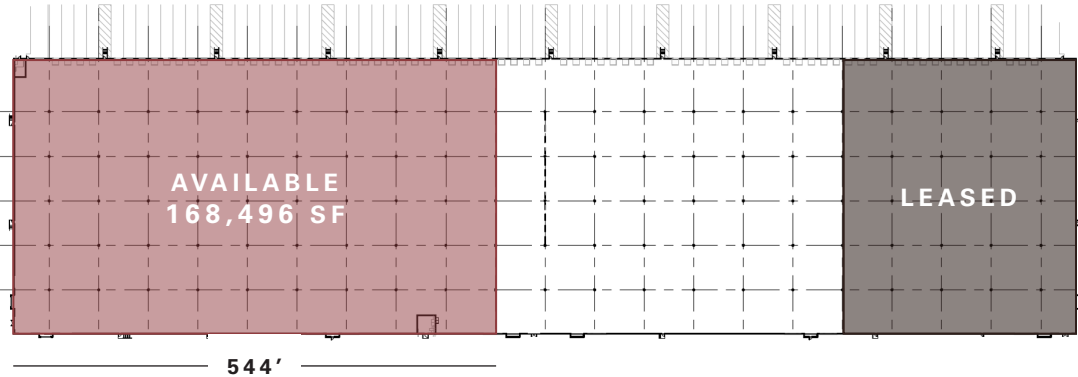
SITE ACREAGE	± 33 AC
BUILDING SIZE	± 372,000 SF
CONSTRUCTION TYPE	Tilt-up concrete construction
AVAILABLE SF	± 80,000 SF - 290,496 SF
OFFICE	BTS
CLEAR HEIGHT	36'
LOADING	57 loading docks 1 drive-in door
TRUCK COURT DEPTH	190'
PARKING	320 spaces
TRAILER/VAN PARKING	95 spaces
POWER	3000 amps @ 480 v 3p 4w
LIGHTING	LED fixtures
SPRINKLERS	ESFR
ROOF	60 milTPO roof
BAYSIZE	56' x 50' typical
SPEEDBAY	60'
HVAC	WH: 100% heated with RTU's Office: HVAC as required
FLOOR SLAB	7"
UTILITIES	Gas: NGRID
	Electric: Unitol
	Septic: Private, onsite (6,500 gpd capacity)



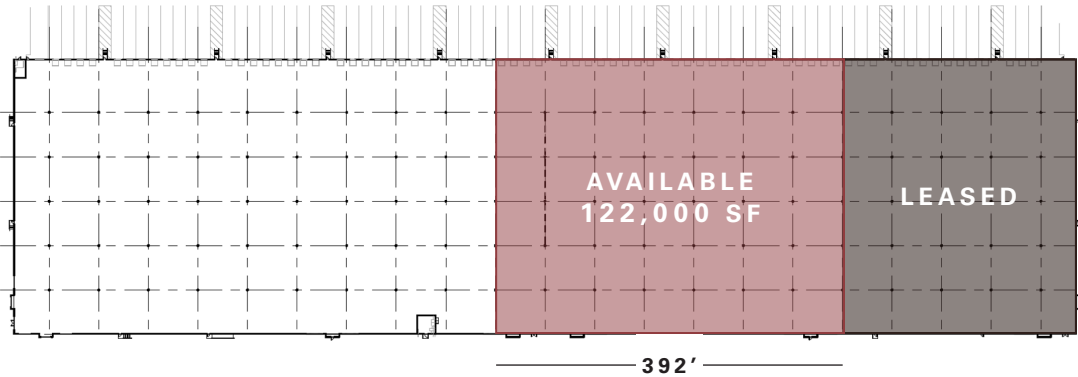
BUILDING SPECS:

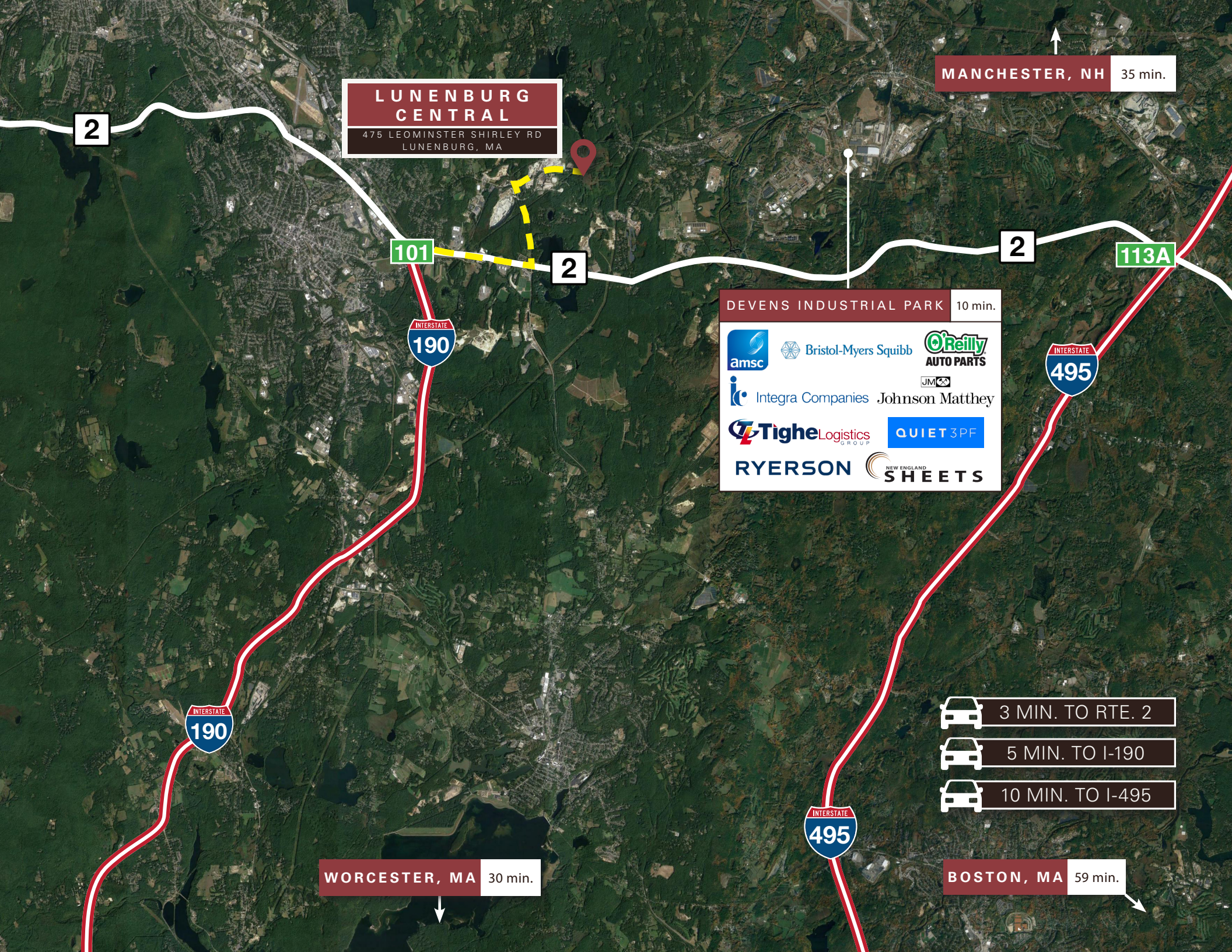
EXAMPLE OF SUBDIVIDABLE PLAN

AVAILABLE SF	168,496 SF
WAREHOUSE DEPTH	310'
WAREHOUSE LENGTH	544'
LOADING	32 docks 1 drive-in door
CAR PARKING	196 spaces (expandable)
TRAILER/VAN PARKING	55 spaces (expandable)
BAY SIZE	56' x 50' typical
SPEED BAY	60'
CLEAR HEIGHT	36'



AVAILABLE SF	122,000 SF
WAREHOUSE DEPTH	310'
WAREHOUSE LENGTH	392'
LOADING	25 docks
CAR PARKING	124 spaces (expandable)
TRAILER/VAN PARKING	40 spaces (expandable)
BAY SIZE	56' x 50' typical
SPEED BAY	60'
CLEAR HEIGHT	36'





**LUNENBURG
CENTRAL**
475 LEOMINSTER SHIRLEY RD
LUNENBURG, MA

MANCHESTER, NH 35 min.




DEVENS INDUSTRIAL PARK 10 min.





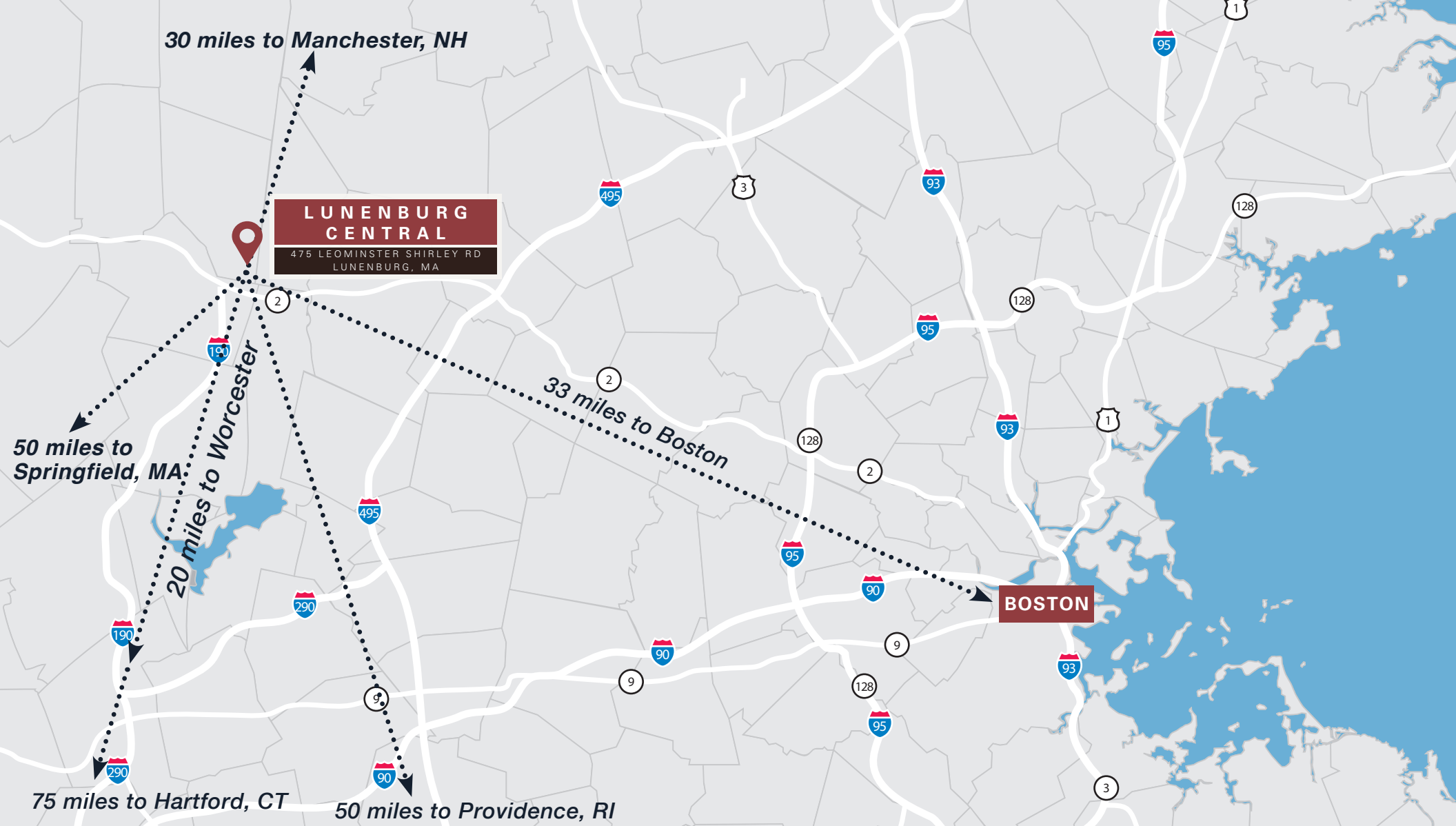




-  3 MIN. TO RTE. 2
-  5 MIN. TO I-190
-  10 MIN. TO I-495

WORCESTER, MA 30 min.

BOSTON, MA 59 min.



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FOR MORE INFORMATION, CONTACT:

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