



FOR SALE

**155 HAMILTON ST**  
Leominster, MA  
**\$1,650,000**

- › **12,983** Square Feet
- › **0.57** Acres

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## Building Overview

155 Hamilton Street in Leominster, MA, is a 12,983 SF single-story commercial/industrial building situated on approximately 0.57 acres within the MU1 Mixed-Use zoning district. The masonry and metal-clad property features grade-level drive-in access, gas-fired heating, partial air conditioning, municipal utilities, paved on-site parking, and clear heights reaching approximately 18 feet.

Strategically positioned with seasonal visibility from Route 2 and convenient access to I-190 and I-495, the property supports a wide range of light industrial, contractor, service-commercial, warehousing, and retail-adjacent uses. The layout offers functional flexibility for owner-user occupancy within the established Fitchburg-Leominster industrial corridor. For more information, contact Fieldstone Commercial Properties.

## Property Specifications

**Asking Price:** \$1,650,000

**Building Size:** 12,983 SF

**Type:** single-story commercial/industrial

**Construction:** Masonry and metal-clad

**Zoning:** MU1 Mixed-Use zoning allowing industrial, contractor, service-commercial, and retail-adjacent uses

**Land:** ±0.57-acre site

**Ceiling:** Clear heights up to approx. 18 feet (varies by area)

**Parking:** paved on-site parking

**Docks:** Grade-level drive-in loading access

**HVAC:** Gas-fired heating with partial air conditioning

**Power:** Heavy power capacity (approx. 1,200 amps)

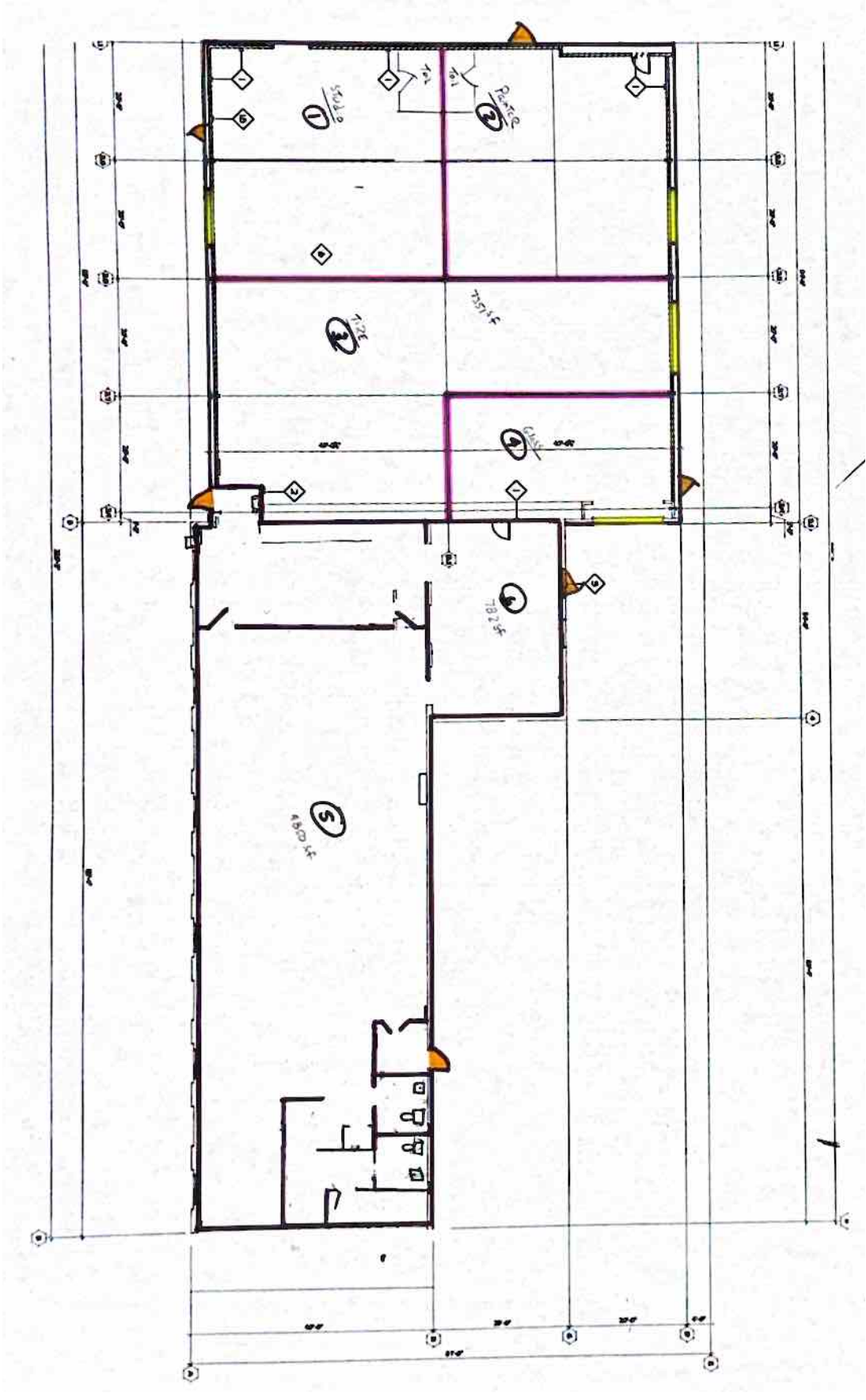
**Water & Sewer:** Municipal

## Highlights

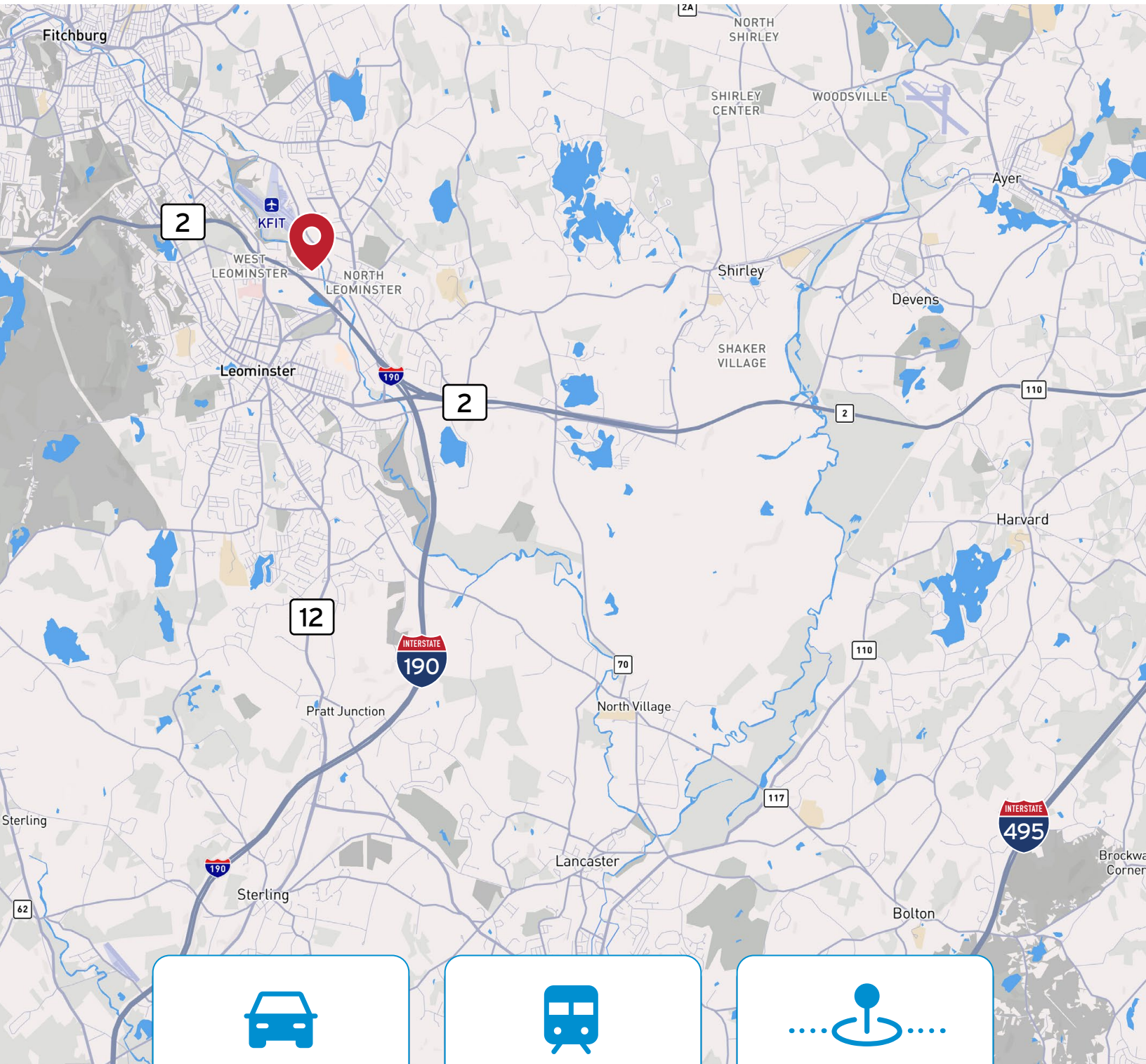
- › Strategic location with visibility from Route 2 and access to I-190 and I-495
- › Flexible layout supporting owner-user and service-oriented operations












  
**2 MINUTES**  
to the intersection  
of I-495 & Rte. 2

  
**4 MINUTES**  
to the Fitchburg/Boston  
Commuter Rail

  
**30 MINUTES**  
to the MA/NH  
Border

**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.