

650 WILLARD STREET *LEOMINSTER, MA*

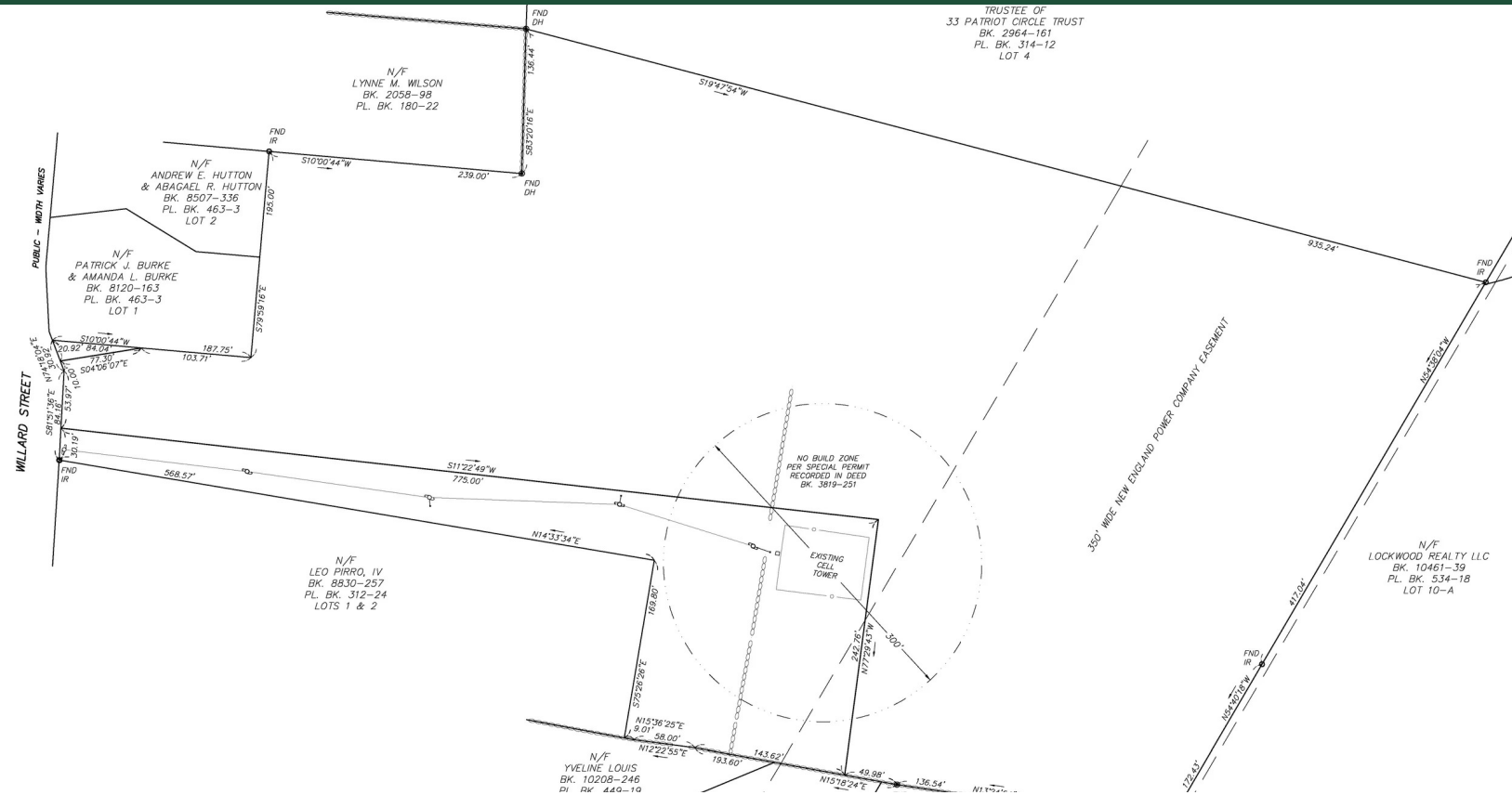


COMMERCIAL
O'BRIEN
PROPERTIES, INC.

FOR SALE - 12 AC Industrial Site

650 WILLARD STREET

650 WILLARD STREET LEOMINSTER, MA



PROPERTY DESCRIPTION

650 Willard Street is an industrial land offering positioned within Leominster's established Willard Street/Jytek Park industrial corridor—an active pocket of flex, light manufacturing, and service-industrial users supported by strong regional access and a deep North Central Massachusetts labor shed. The parcel is well-suited for a range of industrial outdoor storage (IOS), contractor/trades, fleet/service, and small-bay flex development concepts, subject to zoning, site conditions, and municipal approvals.

PROPERTY HIGHLIGHTS

- Industrial Zoning.
- City Sewer & Water.
- City Gas.
- No Wetlands Restrictions.
- Vast majority cleared and leveled.
- Immediate access to Rt 12, Rt 2, and I-190.
- Buildable square footage potential of up to approximately 125,000 SF, subject to town approval.

OFFERING SUMMARY

Sale Price: Subject To Offer
Lot Size: 12 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	173	1,025
Total Population	99	501	2,930
Average HH Income	\$181,847	\$180,966	\$174,573

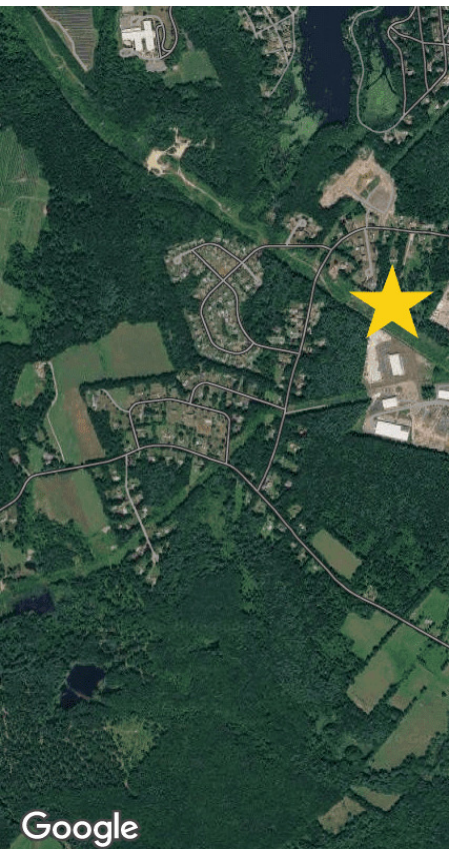
BRANDON MEEKS
Senior Associate
brandon@obriencommercial.com
Mobile: 508.281.2939

ERIC O'BRIEN
President
eric@obriencommercial.com
Mobile: 978.369.5501

COMMERCIAL
O'BRIEN
PROPERTIES, INC.

650 WILLARD STREET

650 WILLARD STREET LEOMINSTER, MA



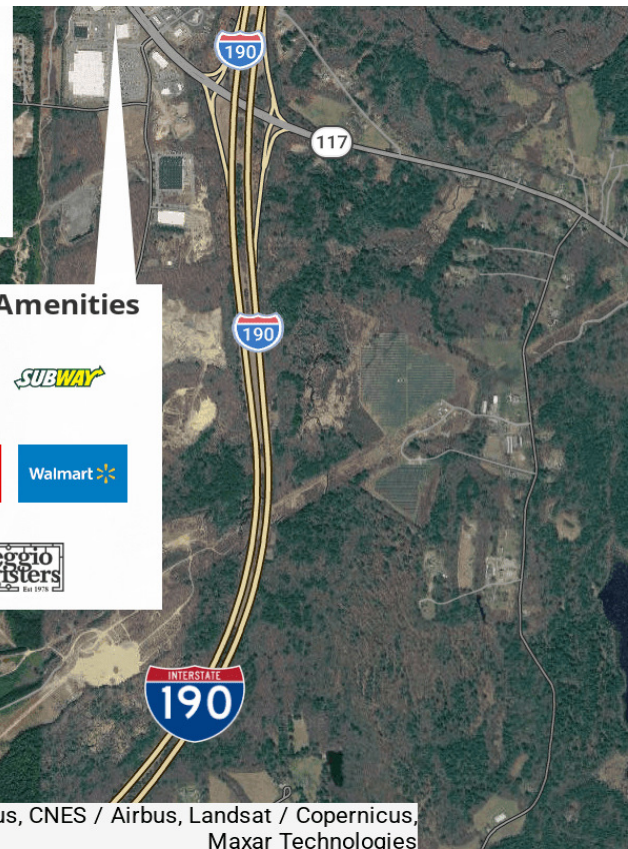
Local Commercial Companies



UNITED SOLUTIONS®

FIRST PLASTICS

Nearby Amenities



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

BRANDON MEEKS

Senior Associate
brandon@obriencommercial.com
Mobile: 508.281.2939

ERIC O'BRIEN

President
eric@obriencommercial.com
Mobile: 978.369.5501

COMMERCIAL
O'BRIEN
PROPERTIES, INC.



650 WILLARD STREET

LEOMINSTER, MA

COMMERCIAL
O'BRIEN
PROPERTIES, INC.

BRANDON MEEKS

Senior Associate
Mobile: 508.281.2939
brandon@obriencommercial.com

ERIC O'BRIEN

President
Mobile: 978.369.5501
eric@obriencommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.