

637

LANCASTER ST

LEOMINSTER, MA

**FLEX/LIGHT
INDUSTRIAL**
20,000 SF AVAILABLE

FOR SALE

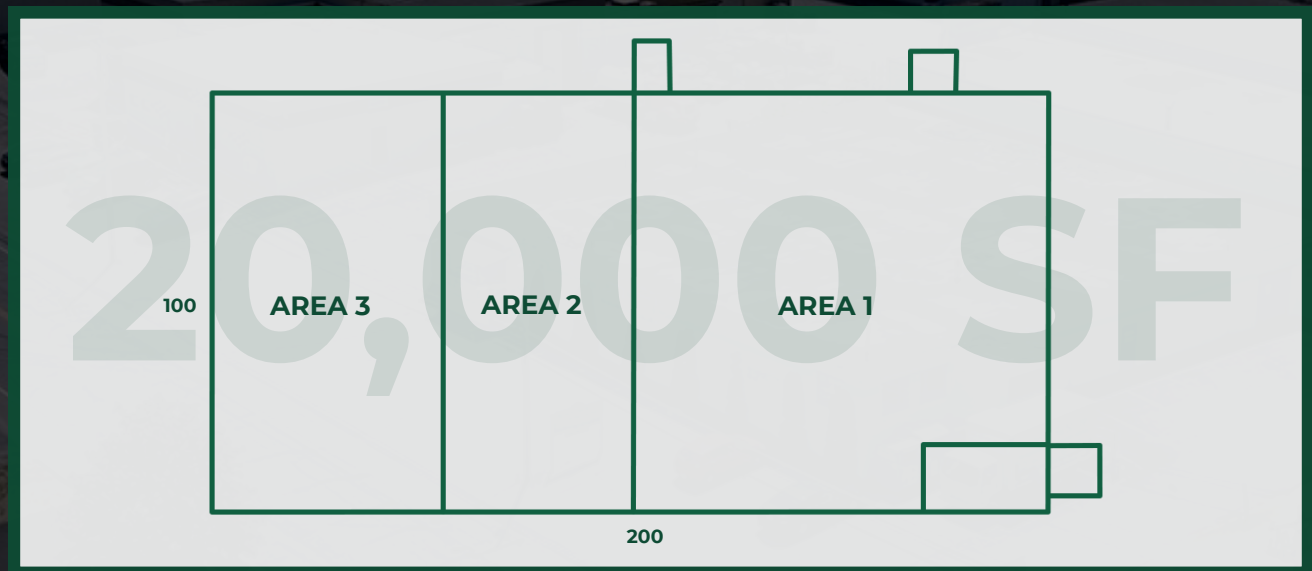


COMMERCIAL
O'BRIEN
PROPERTIES, INC.

PROPERTY SUMMARY/SPECIFICATIONS

SUMMARY

O'Brien Commercial Properties, Inc. is pleased to introduce 637 Lancaster Street in Leominster as available for sale. The 20,000 SF Industrial building is a great opportunity for an owner occupant seeking a manufacturing or warehouse building. The 14,000 SF of flex/retail space is scheduled to become vacant on November 30, 2025, with an additional 6,000 SF of high bay space expected to be available within 24 months. The property is located on Route 117 in close proximity to Route 190 and Route 2 with many neighboring industrial uses and accessible area amenities. Schedule your tour today.

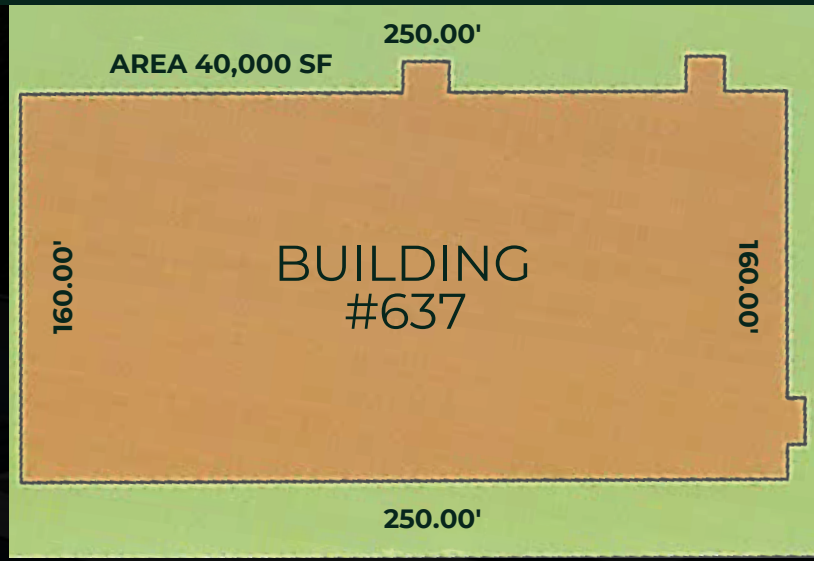


SPECIFICATIONS

- Property Type: Industrial
- Building Size: 20,000 SF
- Available Space: 14,000 SF
- Lot Size: 0.918 AC
- Zoning: I
- Power: 480/120/208
- Utilities: National Grid Electric, Town Water & Sewer, Propane Heat
- Loading: One (1) loading dock, Three (3) overhead doors
- Ceiling Height: 18' - 20' FT
- Year Built: 1960 (recently expanded)

AREA	SIZE	LOADING	CLEAR HT	COMMENTS
Phase 1	10,000 SF	One (1) 8'x8' OHD	11'	10% Office
Phase 2	4,000 SF	One (1) 8'x8' TBD	17'	Clear Span
Phase 3	6,000 SF	One (1) 10'x12 OHD One (1) 12'x14" OHD	19'	Clear Span 10% Office

THE PROPERTY/LOCATION



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