

42 JUNGLE ROAD  
LEOMINSTER, MA

FOR SALE OR LEASE



**±42,600 SF Industrial / Manufacturing Facility on ±5.25 Acres**

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**AIS CRE** **NAI** Parsons Commercial  
Group Boston

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**±42,600 SF INDUSTRIAL / MANUFACTURING  
FACILITY ON ±5.25 ACRES**

NAI Parsons Commercial Group is pleased to announce the opportunity to purchase or lease a ±42,600 square foot industrial/manufacturing facility located at 42 Jungle Road in Leominster, Massachusetts. The building consists of approximately ±36,000 square feet of warehouse/manufacturing space and ±6,600 square feet of office, offering a highly functional layout suitable for a wide range of industrial users. The current tenant is expected to vacate June 30, 2026.

Situated on ±5.25 acres, the property provides excellent flexibility, including the ability to subdivide into two ±21,300 square foot units (±18,000 SF warehouse/manufacturing and ±3,300 SF office each). The facility features a 22-foot clear height, seven tailboard loading docks, and one drive-in door, supporting efficient loading and operational flow.

The property is well-equipped with 1,200 amps of power, natural gas service, municipal water, and an on-site septic system. Additional highlights include 76 parking spaces and the potential to expand the building by approximately ±18,000 square feet at the rear, offering a unique opportunity for future growth.

This offering presents a rare combination of scale, flexibility, and expansion potential in a well-located Central Massachusetts industrial market.

**For more information please reach out to the listing agent:**

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## INVESTMENT HIGHLIGHTS



### ±42,600 SF Flexible Facility

±6,600 SF office and ±36,000 SF warehouse/manufacturing, with ability to subdivide into two ±21,300 SF units.



### 22' Clear Height

Ideal for efficient warehouse and manufacturing operations.



### Loading & Access Efficiency

7 tailboard loading docks and 1 drive-in door support seamless distribution and logistics.



### ±18,000 SF Expansion Capability

Ability to expand warehouse/manufacturing space at the rear of the building.



### Heavy Power Infrastructure

1,200 amps of power to support a wide range of industrial and manufacturing uses.



### Ample Parking & Site Size

Situated on ±5.25 acres with 76 parking spaces to support employees and operations.

MAIN STREET

THE MALL AT WHITNEY FIELD

19

2

2

INTERSTATE  
190

17

INTERSTATE  
190

42 JUNGLE ROAD  
LEOMINSTER, MA

APPROXIMATE DRIVE TIMES



3 Minutes  
0.75 Miles



4 Minutes  
1.2 Miles



6 Minutes  
3.5 Miles



WORCESTER, MA  
23 Minutes  
19 Miles



BOSTON, MA  
53 Minutes  
43 Miles







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*Property outlines are approximate, not to scale, and for illustrative purposes only.*

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