

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 mil TPO 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)



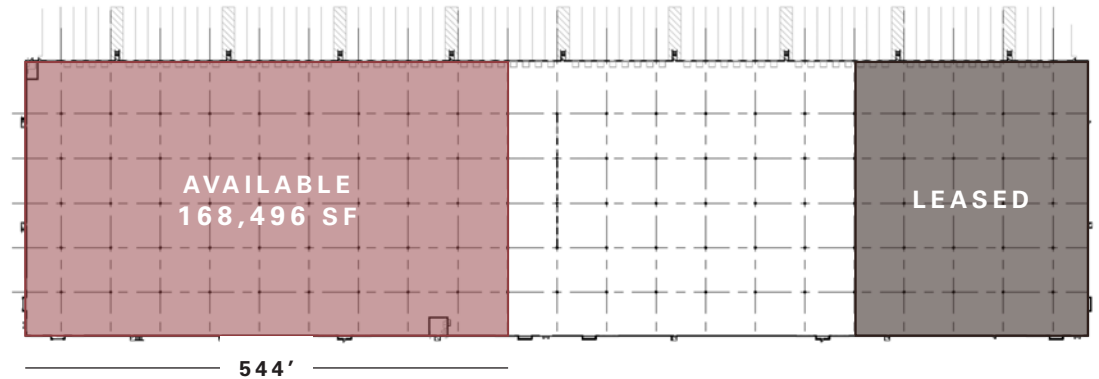
BUILDING SPECS:

EXAMPLE OF SUBDIVIDABLE PLAN

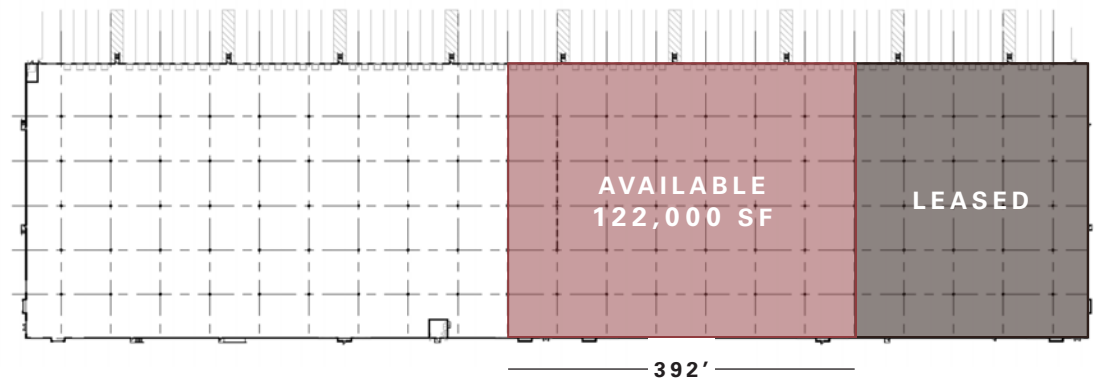
**LUNENBURG
CENTRAL**

475 LEOMINSTER SHIRLEY RD
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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.

amsc Bristol-Myers Squibb O'Reilly AUTO PARTS
Integra Companies Johnson Matthey
Tighe Logistics GROUP QUIET3PF
RYERSON NEW ENGLAND SHEETS

WORCESTER, MA 30 min.

BOSTON, MA 59 min.

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

2

101

2

2

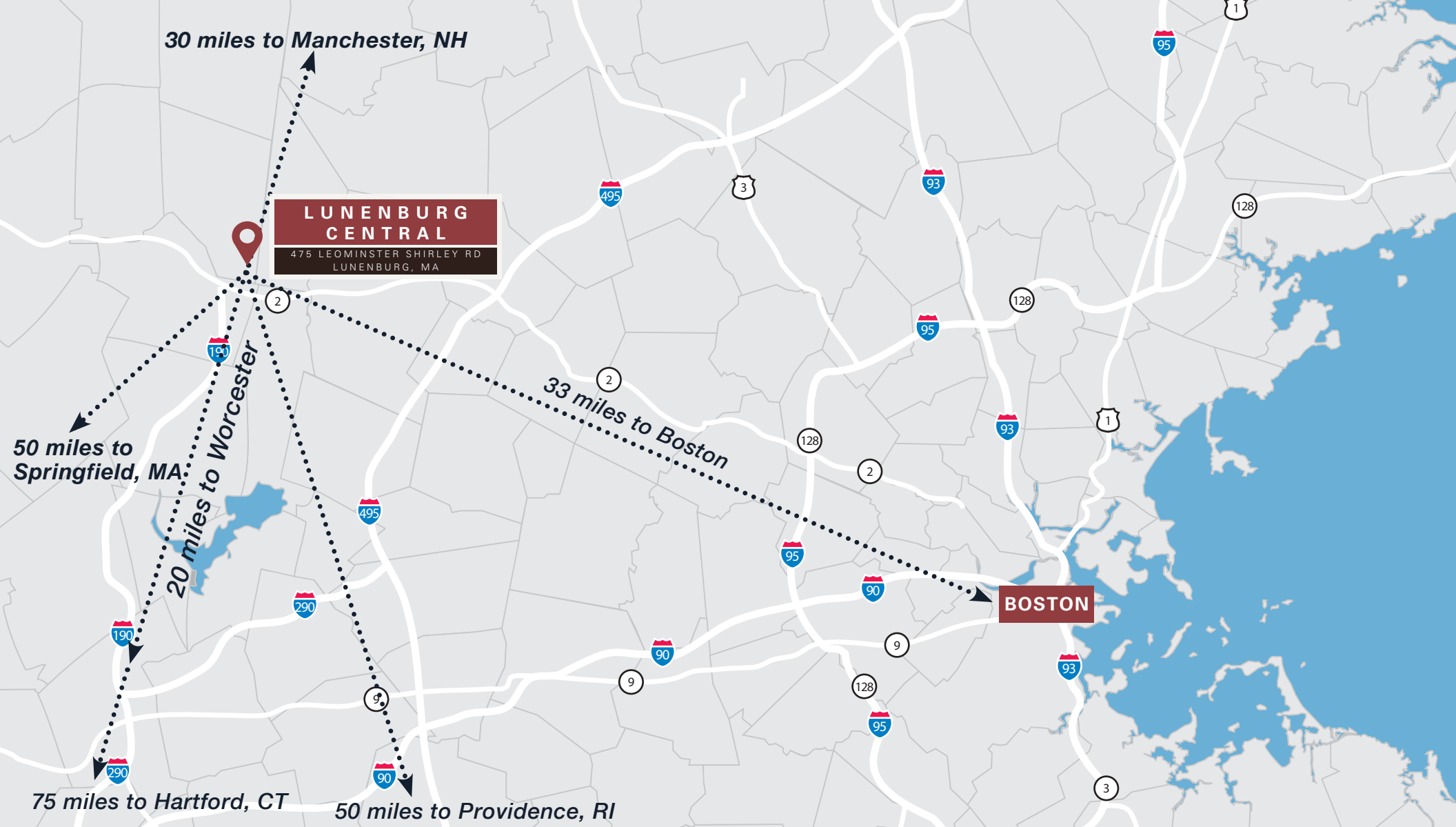
113A

INTERSTATE
190

INTERSTATE
495

INTERSTATE
190

INTERSTATE
495



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CORCORAN
& CO**

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