



FIELDSTONE
Commercial Properties Inc.

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FOR LEASE

44 MEAD ST Leominster, MA

- **6,000-45,000 SF Available**
- **4.1 Acres**

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Property Specifications

Total Building Size: ±62,259 SF

Available Space: 6,000-45,000 SF

Lot Size: ±4.1 Acres

Year Built/Renovated: 1920/2026

Zoning: MU-1 Mixed Use

Construction: Masonry

Clear Heights: Approximately 10' — 16'8" (varies by suite)

Loading: 8 Loading Docks, 2 Drive-In Doors, 1 Leveler

Power: Heavy Power (Approx. 1,200A / 480V)

Heating: Gas-Fired

Sprinklers: Wet System

Utilities: Municipal Water & Sewer

Parking: On-Site Surface Parking (±100 Spaces)

Location: Direct access to Route 2 and regional highway network

Highlights

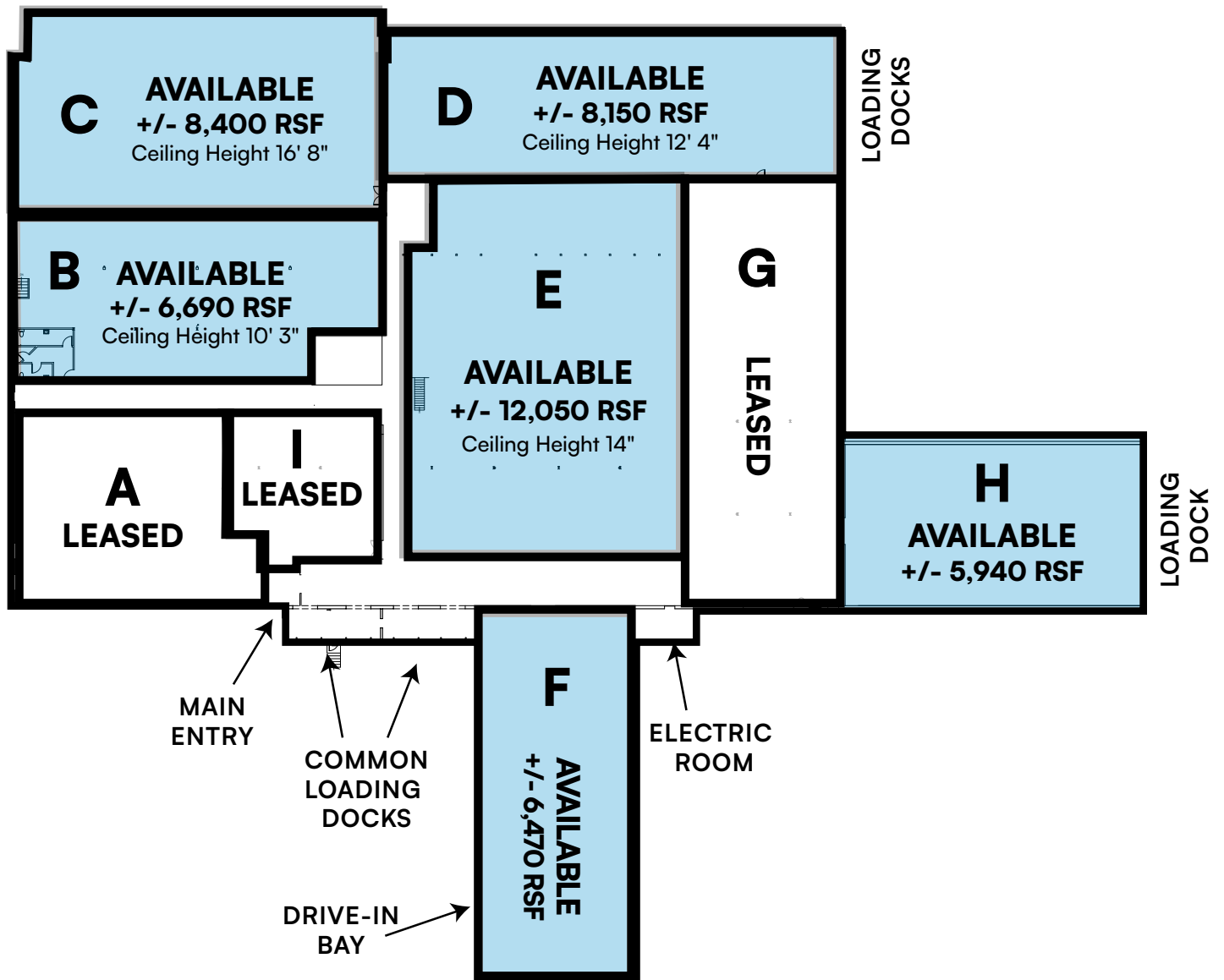
- Building visible from Route 2.
 - Ample loading making this an ideal small bay conversion.
 - Flexible leases ideal for user or value-add investor.
- Strategically positioned directly off the Route 2 exit ramp with frontage along a primary access road serving the Whitney Field retail corridor, the property provides strong visibility, accessibility, and functional flexibility for manufacturing, warehouse, contractor, and service-commercial users. Available space benefits from established infrastructure, on-site parking, and convenient regional connectivity within the Fitchburg-Leominster industrial market.

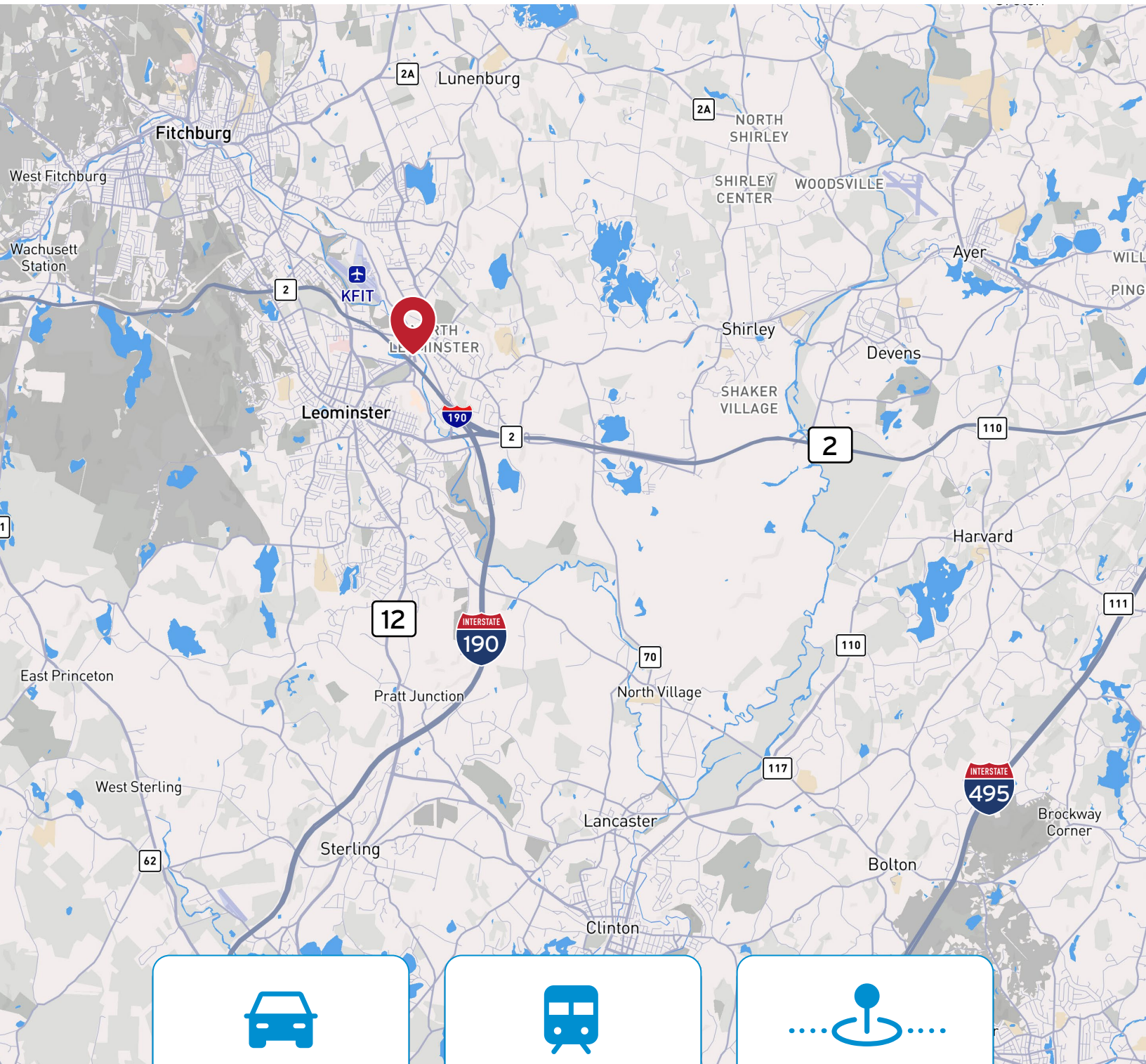
Building Overview

44 Mead Street in Leominster, MA, offers industrial and flex space for lease within a ±62,259 SF multi-tenant manufacturing/warehouse facility situated on approximately 4.1 acres. The masonry building features multiple loading docks, drive-in access, heavy power, gas heat, municipal utilities, and clear heights ranging from approximately 10' to 16'8".









2 MINUTES

to the intersection
of I-190 & Route 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.