



637 LANCASTER ST

LEOMINSTER, MA

FOR SUBLEASE | 4,000 SF INDUSTRIAL SPACE ON 0.92 AC

- 1.4 Miles to Route 190
- 1.3 Miles to Route 12
- 9.4 Miles to Route 495

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

4,000 SF Industrial Space on 0.92 AC for Lease

PROPERTY HIGHLIGHTS

- 1.4 Miles to Route 190
- 1.3 Miles to Route 12
- 9.4 Miles to Route 495

DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

Total Households	15,011	25,407	69,086
Total Population	35,998	62,294	174,439
Average HH Income	\$105,749	\$112,963	\$123,620

PROPERTY SPECIFICATIONS

Building Size:	20,000 SF
Space Available:	4,000 SF
Lot Size:	0.92 AC
Drive Ins:	1 dock/ 8'x8' door
Construction:	Masonry
Clear Height:	10'
Power:	200 Amp, 240V, 3-Phase
Columns:	Yes
Sprinklers:	Wet
Utilities:	Gas - Propane Heating - Gas Sewer - City Water - City
Term Length:	Up to 4.5 years
Lease Rate:	\$9.95/SF MG + Utilities





637 LANCASTER ST
LEOMINSTER, MA

HIGHWAY PROXIMITY

0.7 MILES

1.3 MILES

WORCESTER, MA

23 MILES | 28 MINS

BOSTON, MA

52 MILES | 58 MINS

sappi QUIET LOGISTICS

Smurfit Westrock

SMC Ltd. NEW ENGLAND SHEETS

RYERSON

637 LANCASTER ST LEOMINSTER, MA

FOR SUBLEASE | 4,000 SF INDUSTRIAL SPACE ON 0.92 AC

NICHOLAS STUBBLEBINE
978.202.0167
nick@stubblebinecompany.com

SAM LOCKHART
978.500.8967
slockhart@stubblebinecompany.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.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL