

BUILD-TO-SUIT OR IOS OPPORTUNITY

124 LEICESTER STREET

North Oxford, MA 01540



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PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 124 Leicester Street in North Oxford, a pad-ready site with immediate visibility on Route 56, offering direct access to Route 20, the Mass Pike (I-90), and I-290; one of Central Massachusetts' most connected highway nodes. The land is fully cleared and graded, eliminating pre-development risk and accelerating your timeline to occupancy.

Ownership is flexible on building size (5,000–35,000 SF) and configuration, making this a strong fit for industrial, flex, or specialty users with specific build requirements. IOS users benefit from an open, functional yard with public utilities already available. Please contact the listing broker for more information or to schedule a private showing.

OFFERING SUMMARY

Lot Size:	±3.5 acres for BTS or IOS
Build-To-Suit:	5,000 SF - 35,000 SF BTS opportunity
Utilities:	Public utilities available
Zoning:	General Business (GB)
Lease Rate:	Negotiable
Delivery Timeline:	8-12 Months

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	441	5,442	16,457
Total Population	1,125	13,710	42,911
Average HH Income	\$112,521	\$124,495	\$125,441



FOR LEASE • 124 LEICESTER ST

Location Map



