

OFFERING MEMORANDUM · INDUSTRIAL COMPLEX

LEOMINSTER COMMERCE CENTER

112,500 SF · 4-BUILDING INDUSTRIAL COMPLEX · 11.66 ACRES

463 TO 477 LANCASTER ST, LEOMINSTER, MA

OFFERED AT **\$10,200,000**

EXCLUSIVELY LISTED BY

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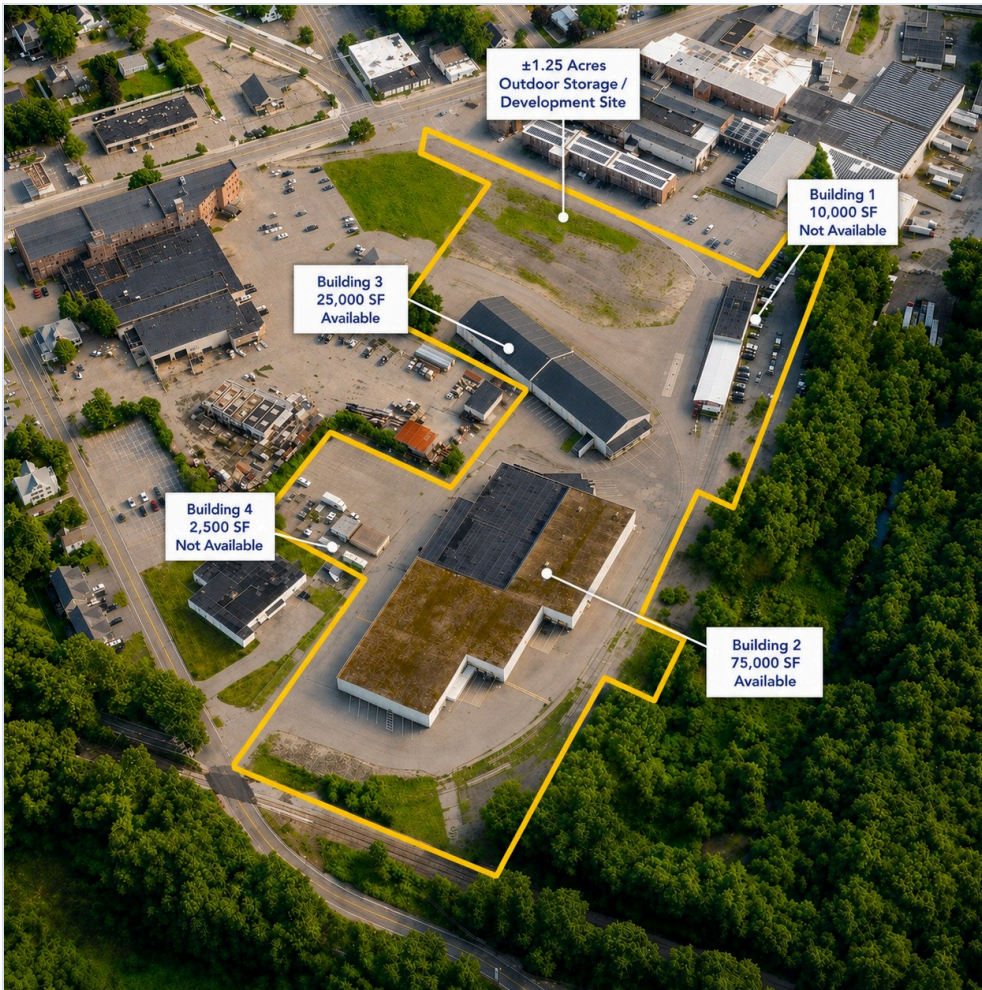
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01 **SITE PLAN & AVAILABILITY**

THE COMPLEX AT A GLANCE

Four discrete industrial buildings plus a development pad across an 11.66-acre parcel, with a CSX rail line along the southern boundary. Buildings 2 and 3 are available; Buildings 1 and 4 are leased with in-place income.



BUILDING 1

LEASED

10,000 SF • Light distribution

BUILDING 2

AVAILABLE

75,000 SF • Warehouse • 9 docks

BUILDING 3

AVAILABLE

25,000 SF • Warehouse • reno 2025

BUILDING 4

LEASED

2,500 SF • Service / flex

STORAGE PAD

DEVELOPMENT

±1.25-acre outdoor storage / development pad

02 **PROPERTY OVERVIEW**

A DIVERSIFIED INDUSTRIAL ASSET

4 Buildings	112,500 Total SF	11.66 Acre Site	100,000 SF Available
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Leominster Commerce Center is a four-building, 112,500 SF industrial complex on an 11.66-acre parcel at 463 to 477 Lancaster Street. The site sits within the Fitchburg and Leominster submarket of Worcester County, with a CSX rail line along its southern edge and municipal water and sewer throughout.

The complex pairs in-place income from two leased buildings with substantial lease-up upside on the two largest vacant assets. A separate, approximately 1.25-acre outdoor storage and development pad provides optionality for expanded trailer parking, equipment laydown, or future build-to-suit construction.

INDUSTRIAL (I) ZONING

MUNICIPAL WATER & SEWER

CSX RAIL LINE

±1.25 AC DEVELOPMENT PAD

SITE FACTS	
Buildings	4
Building Area	112,500 SF
Available	100,000 SF
Leased	12,500 SF
Land Area	11.66 Acres
Zoning	Industrial (I)
Water / Sewer	Municipal
Rail Service	CSX Line
Storage / Dev. Pad	±1.25 Acres

BUILDING OVERVIEW

BUILDING 1

10,000 SF LIGHT DISTRIBUTION

LEASED

Building 1 is a 10,000 SF multi-tenant light distribution building that anchors the leased side of Leominster Commerce Center. Built in 1999 and expanded in 2001, it offers a 16-foot clear height, one drive-in door, and one exterior dock, providing flexible space that currently generates stable in-place income.

Located 3 minutes from I-190 and 4 minutes from Route 2, with commuter rail nearby and Boston a 45-minute drive, Building 1 contributes to a diversified rent roll across the complex.

HIGHLIGHTS

- › 16-foot clear height with grade and dock loading
- › Multi-tenant configuration with in-place income
- › Minutes from Route 2 and I-190



PROPERTY KEY FEATURES

Year Built **1999 / 2001**

Building Size **10,000 SF**

Use **Light Distribution**

Clear Height **16'**

Drive-in Doors **1**

Exterior Docks **1**

Tenancy **Multi-tenant**

Zoning **Industrial (I)**

BUILDING OVERVIEW

BUILDING 2

75,000 SF WAREHOUSE · LEAD ASSET

AVAILABLE

Building 2 is the largest and most functional building at Leominster Commerce Center. Built in 2001, this 75,000 SF industrial warehouse offers a 20-foot clear height, 9 loading docks, 1 drive-in door, and heavy 3-phase power, with approximately 2 acres of dedicated outdoor storage and parking.

Located 3 minutes from I-190 and 4 minutes from Route 2, with commuter rail nearby and Boston a 45-minute drive, the building is exceptionally well suited to distribution, manufacturing, or warehousing operations.

HIGHLIGHTS

- › 9 loading docks plus 1 drive-in door
- › 20-foot clear height for efficient stacking
- › ±2 acres of outdoor storage and trailer parking
- › 400a 277/480v plus 125a 120/208v 3-phase power



PROPERTY KEY FEATURES

Year Built	2001
Building Size	75,000 SF
Use	Warehouse
Clear Height	20'
Loading Docks	9
Drive-in Doors	1
Power	400a 277/480v 3-ph 125a 120/208v 3-ph
Outdoor Storage	±2 Acres
Zoning	Industrial (I)

BUILDING OVERVIEW

BUILDING 3

25,000 SF WAREHOUSE · RENOVATED 2025

AVAILABLE

Building 3 is a 25,000 SF industrial warehouse originally built in 1980 and fully renovated in 2025, positioning it competitively within the local mid-box market. It offers a 17-foot clear height, 2 loading docks, 2 drive-in doors, and 200a / 480v 3-phase power, with approximately 1.25 acres of adjacent outdoor storage.

Situated 3 minutes from I-190 and 4 minutes from Route 2, with commuter rail nearby and Boston a 45-minute drive, Building 3 combines move-in-ready condition with excellent regional access.

HIGHLIGHTS

- › Fully renovated in 2025, move-in ready
- › 2 loading docks plus 2 drive-in doors
- › ±1.25 acres of outdoor storage
- › 200a / 480v 3-phase power



PROPERTY KEY FEATURES

Year Built	1980
Renovated	2025
Building Size	25,000 SF
Use	Warehouse
Clear Height	17'
Loading Docks	2
Drive-in Doors	2
Power	200a / 480v 3-phase
Outdoor Storage	±1.25 Acres

BUILDING OVERVIEW

BUILDING 4

2,500 SF SERVICE / FLEX

LEASED

Building 4 is a 2,500 SF multi-tenant service and flex building rounding out the leased income at Leominster Commerce Center. Originally built in 1920 and modernized in 2000, it features an 8-foot clear height and two drive-in doors, well suited to service, trades, or small-shop operations.

Located 3 minutes from I-190 and 4 minutes from Route 2, with commuter rail nearby and Boston a 45-minute drive, Building 4 adds tenant diversity and stable cash flow to the overall complex.

HIGHLIGHTS

- › Two drive-in doors for service and trades use
- › Multi-tenant with in-place income
- › Flexible small-shop footprint

PROPERTY KEY FEATURES

Year Built	1920 / 2000
Building Size	2,500 SF
Use	Service / Flex
Clear Height	8'
Drive-in Doors	2
Tenancy	Multi-tenant
Zoning	Industrial (I)



07 LOCATION & ACCESS

CONNECTED TO THE ROUTE 2 / I-190 CORRIDOR

Positioned in the Fitchburg and Leominster submarket of Worcester County, the site offers fast highway access, commuter rail to Boston, and an on-site CSX rail line.

3 min

INTERSTATE 190
Direct corridor to Worcester

4 min

ROUTE 2
East to west to Boston and the Berkshires

8 min

NORTH LEOMINSTER RAIL
Fitchburg to Boston commuter line

45 min

DOWNTOWN BOSTON
Drive time via Route 2

**LEOMINSTER,
MASSACHUSETTS**

463 to 477 Lancaster Street

CSX RAIL ON SITE

MUNICIPAL WATER & SEWER

FITCHBURG / LEOMINSTER
SUBMARKET

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.