

# Leominster Commerce Center

## BUILDING 2

**75,000** SF

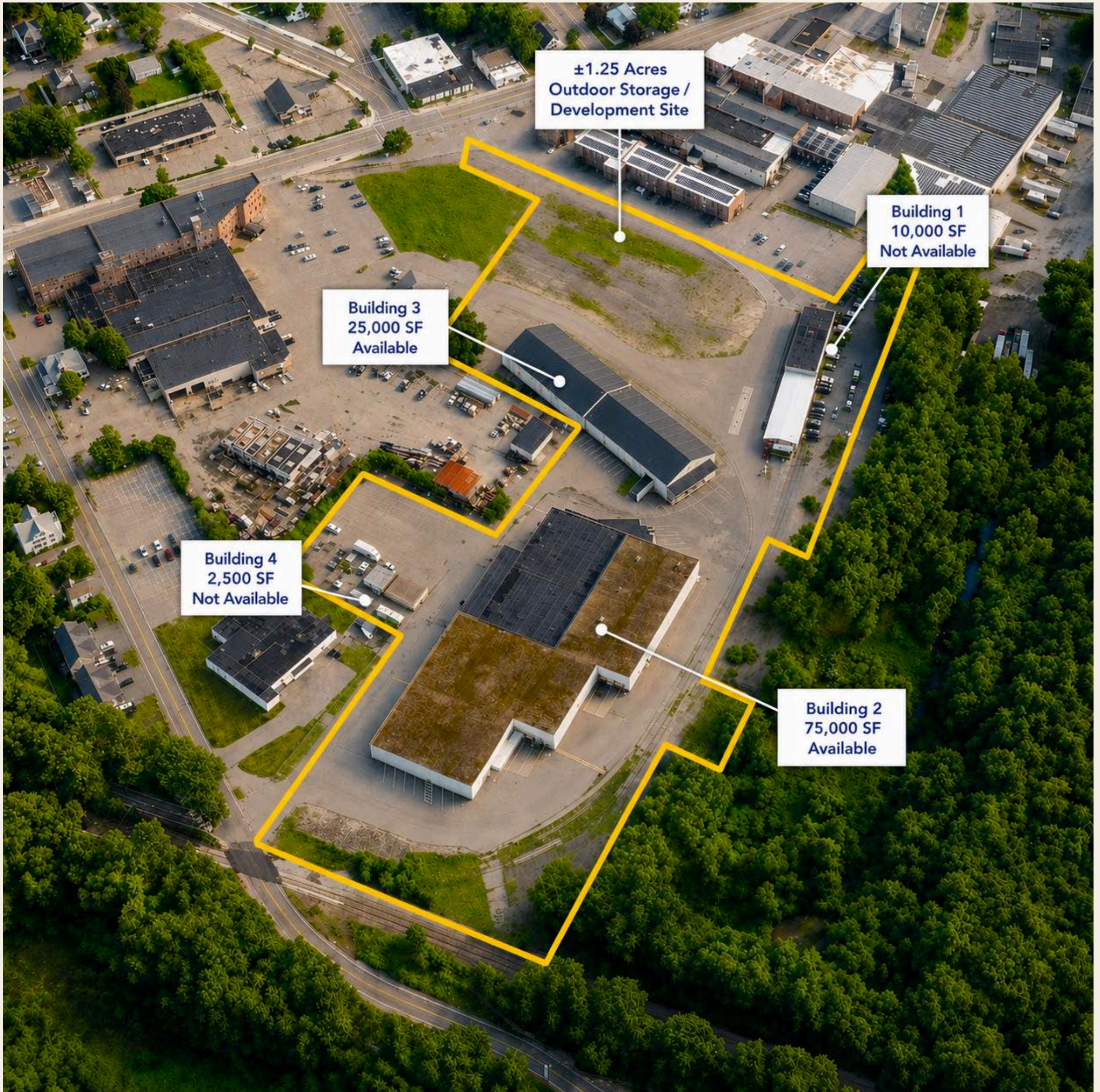
Built 2001 · 20' clear · 9 docks

## BUILDING 3

**25,000** SF

Renovated 2025 · 17' clear · 2 docks

463-477 LANCASTER ST · LEOMINSTER, MA



**BUILDING OVERVIEW**

# Building 2 — 75,000 SF industrial warehouse, built in 2001.

01 / 04

Fieldstone Commercial Properties is pleased to present Building 2, Leominster, MA — a 75,000 SF industrial warehouse building. Built in 2001, this property features a clear height of 20 feet, 9 loading docks, 1 drive-in door, and +/- 2 acres of outdoor storage and parking can be provided.

Strategically located just 3 minutes from I-90 and 4 minutes from Route 2, the facility offers exceptional access to key transportation routes, making it an ideal choice for distribution, manufacturing, or warehousing needs.

With convenient proximity to the Fitchburg–Boston commuter rail and only 45 minutes from Boston, Building 2 provides both flexibility and convenience for businesses looking to establish or expand their operations in the greater Boston area.

## PROPERTY KEY FEATURES

|                           |                                      |
|---------------------------|--------------------------------------|
| Year Built                | 2001                                 |
| Building Size             | 75,000 SF                            |
| Power                     | 400a 277/480v 3p<br>125a 120/208v 3p |
| Zoning                    | Industrial                           |
| Clear Height              | 20'                                  |
| Loading Docks             | 9                                    |
| Drive-in Doors            | 1                                    |
| Lot Size                  | 11.66 acres                          |
| Outdoor Storage / Parking | +/- 2 acres                          |
| Water / Sewer             | Municipal                            |

**9** Loading docks

**1** Drive-in door

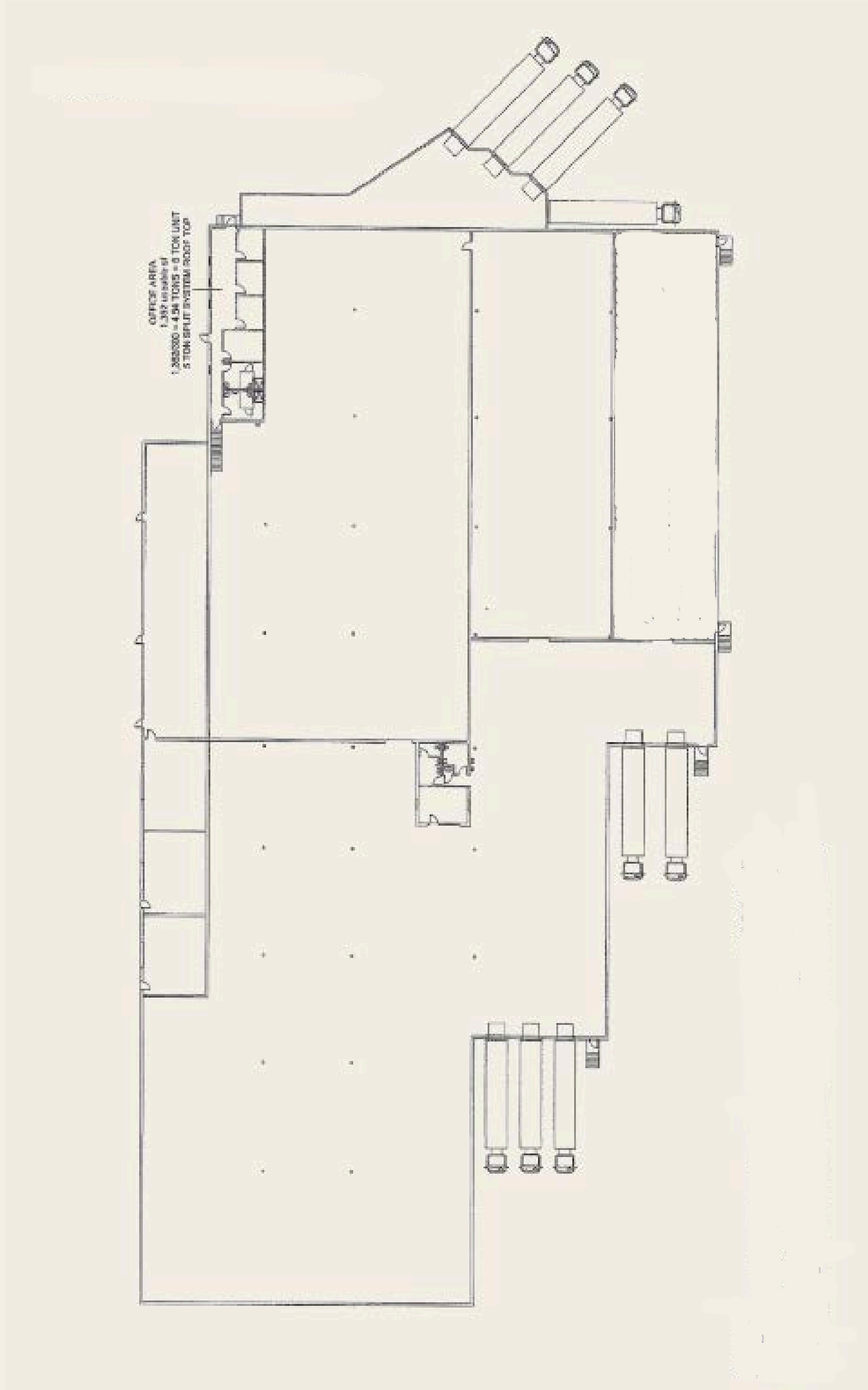
**20'** Clear height



PROPERTY FLOOR PLAN

# 75,000 SF, single-story layout.

03 / 04



PROPERTY DESCRIPTION

# Building 3 — 25,000 SF industrial warehouse, renovated in 2025.

01 / 04

Fieldstone Commercial Properties is pleased to present Building 3 in Leominster, MA — a 25,000 SF industrial warehouse building. Renovated in 2025, this property features a clear height of 17 feet, 2 loading docks, 2 drive-in doors, and +/- 1.25 acres of outdoor storage and parking can be provided.

Strategically located just 3 minutes from I-190 and 4 minutes from Route 2, the facility offers exceptional access to key transportation routes, making it an ideal choice for distribution, manufacturing, or warehouse needs.

With convenient proximity to the Fitchburg/Boston commuter rail and only 45 minutes from Boston, Building 3 provides both flexibility and convenience for businesses looking to establish or expand their operations in the greater Boston area.

PROPERTY OVERVIEW

|                           |                              |
|---------------------------|------------------------------|
| Address                   | Building 3<br>Leominster, MA |
| Year Built                | 1980                         |
| Renovated                 | 2025                         |
| Building Size             | 25,000 SF                    |
| Power                     | 200a / 480v 3p               |
| Zoning                    | Industrial                   |
| Clear Height              | 17'                          |
| Loading Docks             | (2) Two                      |
| Drive-in Doors            | (2) Two                      |
| Lot Size                  | 1.25+ acres                  |
| Outdoor Storage & Parking | +/- 1.25+ acres              |
| Water / Sewer             | Municipal                    |

**2** Loading docks

**2** Drive-in doors

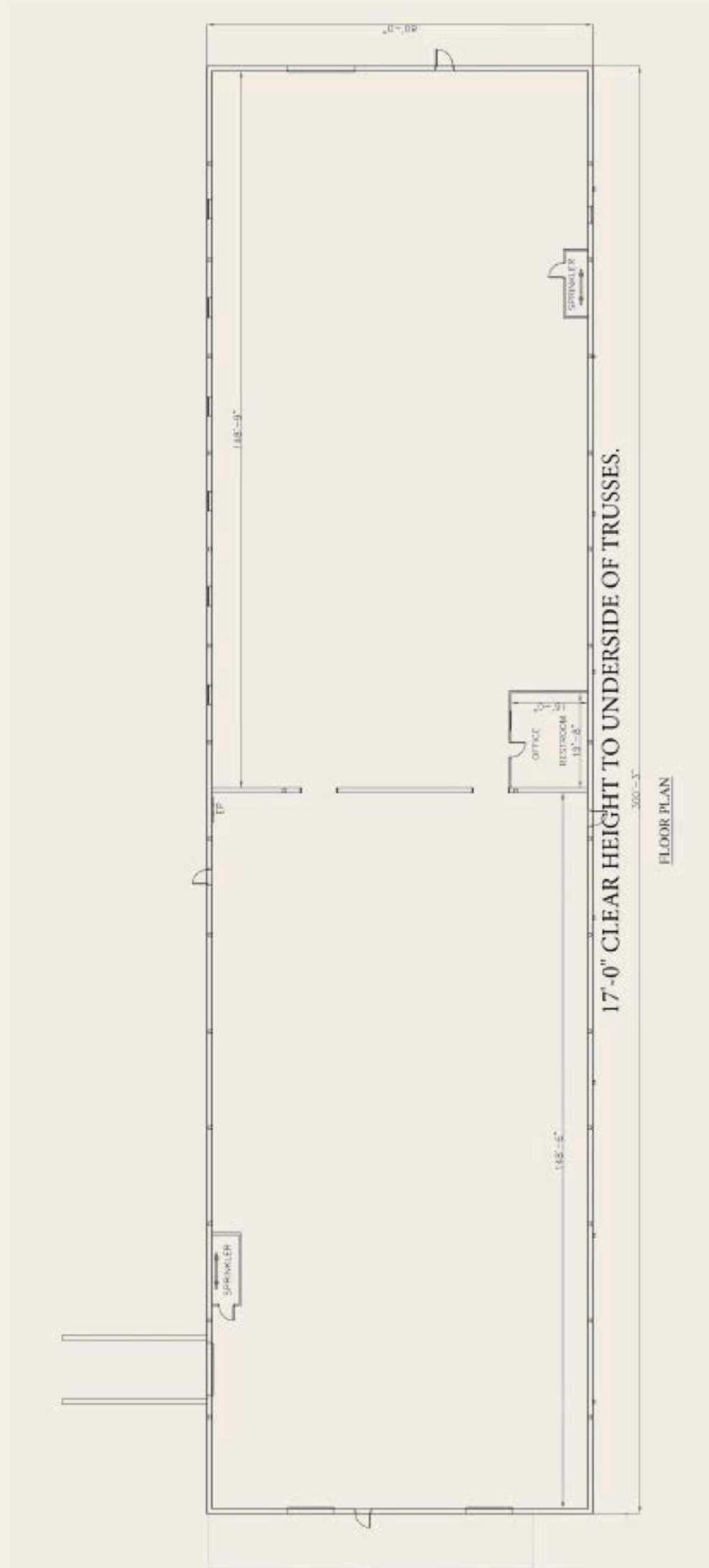
**17'** Clear height



PROPERTY FLOOR PLAN

# 25,000 SF, single-story layout.

02 / 04





**LOCATIONS & ACCESS**

**Leominster Commerce Center**

3 MINUTES to I-90 and 4 MINUTES to Route 2

8 MINUTES to Fitchburg to Boston Commuter Rail

45 MINUTES to Boston

The Home Depot

Dunkin'

Texas Roadhouse

Leominster Connector

Merrim Ave

Manning St

Leominster

Mechanic St

Lancaster St

Fournier Park

Samoset Middle School

Barrett Park

New Lancaster Rd

I-90

Route 2

Route 12

Route 17