



1439 MAIN STREET

LEICESTER, MA

FOR SALE OR LEASE | 9.8 +/- AC OF INDUSTRIAL LAND

- Directly off of Route 9
- 8.4 Miles to Route 90
- Located behind existing Tractor Supply

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located at 1439 Main Street in Leicester, MA, this versatile commercial property is ideal for a variety of industrial, warehouse, manufacturing, and flex users. The property offers functional warehouse and office space with convenient access to Route 56, Route 9, I-290, and the Massachusetts Turnpike, providing excellent connectivity throughout Central Massachusetts. Available for immediate occupancy.

PROPERTY HIGHLIGHTS

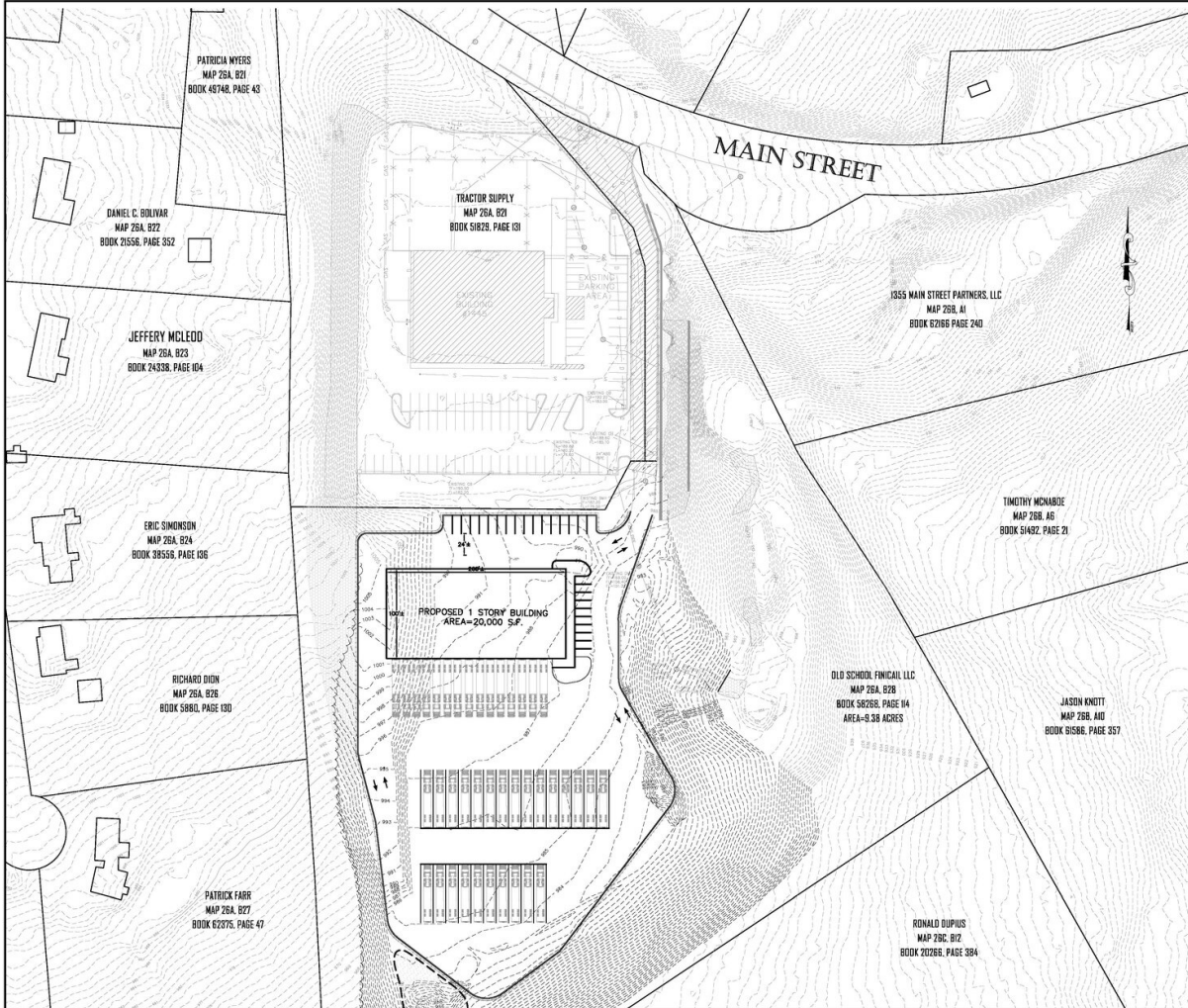
- Directly off of Route 9
- 8.4 Miles to Route 90
- 7.3 Miles to Route 395
- Located behind existing Tractor Supply


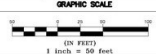
PROPERTY SPECIFICATIONS

Lot Size:	9.8 +/- Acres (Over 4 Usable)
Zoning:	Highway Business (HB-1)
Utilities:	Town water, sewer on property
Lease Rate:	Negotiable
Available SF:	9.8 Acres
Lease Rate:	Market
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,502	27,166	136,250
Total Population	11,607	71,318	350,448
Average HH Income	\$121,211	\$108,907	\$107,770

CONCEPT PLAN



P.E.		P.L.S.													
APPROVAL UNDER SITE PLAN REVIEW LEICESTER PLANNING BOARD BEING A MAJORITY															
APPROVAL DATE: _____ ENDORSEMENT DATE: _____															
<p>PREPARED BY:</p>  <p>D&L Design Group Civil Engineering & Land Surveying 115 Water Street - Milford, MA 01937 P: 508 464-2077 www.dandlgroup.com</p>															
<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>REV.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>				REVISIONS		REV.	DESCRIPTION								
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<p>PROJECT NO. SKETCH PLAN</p> <p>DESIGNED BY: PNL</p> <p>CHECKED BY: AB</p> <p>DATE: 10/9/25</p> <p>CAD FILE: sketch plan</p>															
<p>GRAPHIC SCALE</p> 															
SHEET TITLE		SHEET NO.													
SKETCH#2 PLAN		C-2.0													
<p>SPECIAL PERMIT PLAN at 1439 MAIN STREET (ROUTE 9) LEICESTER, MA PREPARED FOR SCHOLD DEVELOPMENT</p>															

SITE PLAN

Updated Unit Mix

- (22) 10x30 - Building A - 6,600 SF
- (397) 8x20 Units - 63,520 SF
- (156) 8x10 Units - 12,480 SF

Total SF - 82,800 SF



1439 Main Self Storage



Feet 0 50 100

09/22/22

HIGHWAY PROXIMITY



0.1 MILES
1 MINUTES



7 MILES
14 MINUTES



8 MILES
16 MINUTES



7 MILES
12 MINUTES

WORCESTER, MA

7 MILES | 22 MINS

SPRINGFIELD, MA

50 MILES | 1 HOUR

JEFFERSON RUBBER WORKS, INC. CONTINENTAL WOODCRAFT
CVS Tjx KINEFAC
MAGMOTOR MARSHALLS
TRICAB
FURNITURE DEPOTS KAHRS ARMS

Starbucks Wendy's Walmart

1439 MAIN ST.
LEICESTER, MA

North Brookfield

Paxton

INDIAN LAKE EAST

Worcester

ROCHDALE

Auburn

Millbury

NORTH OXFORD

Sutton

Charlton

Oxford

Sturbridge

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9
LEICESTER, MA

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