

1272

LEOMINSTER, MA
CENTRAL ST

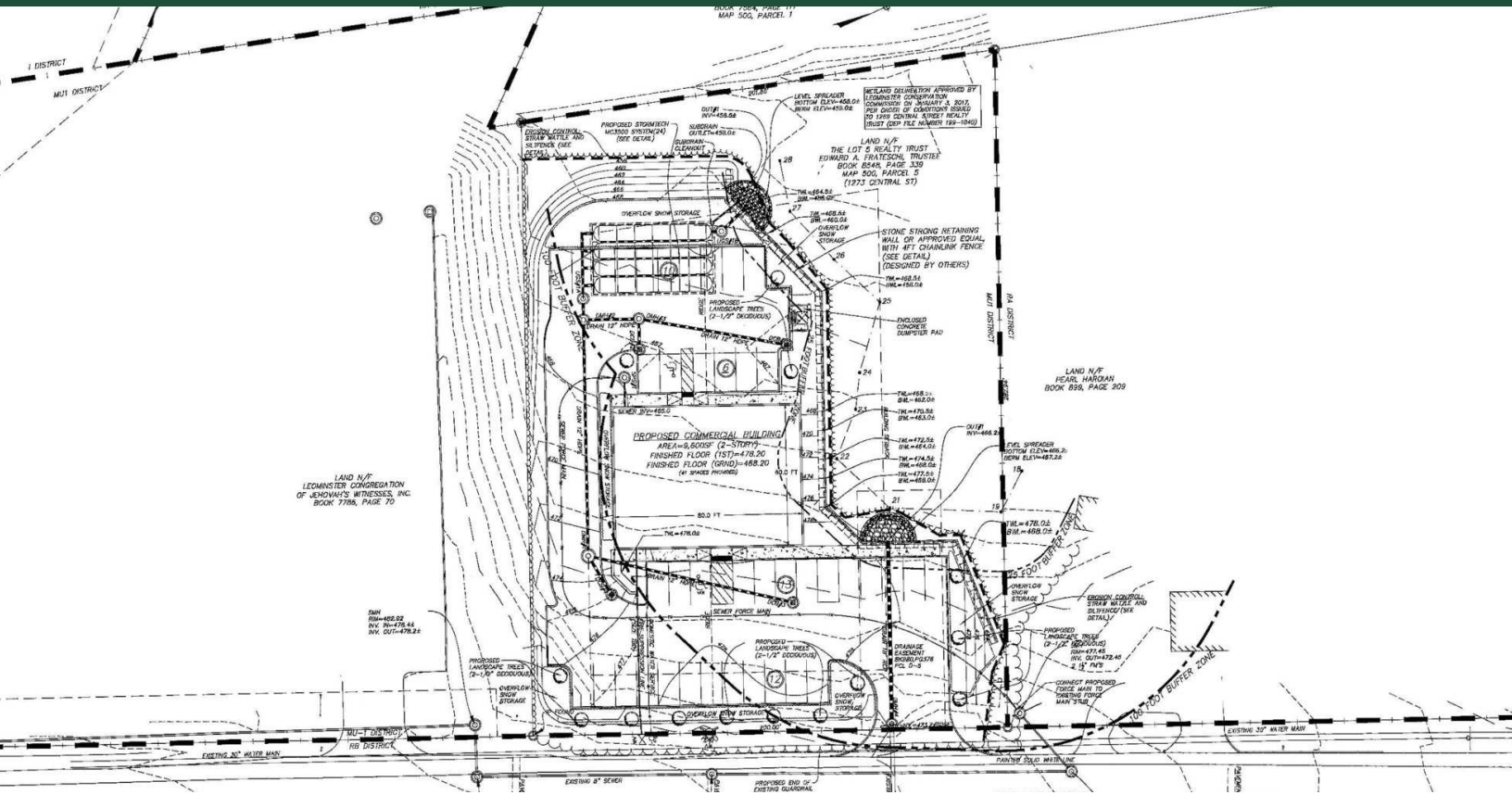


**1.24 AC Industrial Land
For Sale**



SUMMARY / SPECIFICATIONS

1272 CENTRAL ST LEOMINSTER, MA



PROPERTY DESCRIPTION

1272 Central Street offers a 1.24-acre plot with 200 feet of frontage and a retaining wall, with plans in place for a build to suit warehouse.

Engineering plans have been completed for a multi-unit, two story, 9,600 SF industrial warehouse on the property, complete with two 10' overhead drive-in doors and two 12' overhead drive-in doors. The property also offers a significant signage opportunity, with the property receiving direct exposure to more than 15,000 vehicles daily.

The prime location is just off Highway 12 and just five minutes from Interstate 190. These vital arteries allow for easy movement of goods to major markets, including Providence and Boston in just an hour.

PROPERTY HIGHLIGHTS

- 1.24 AC
- 200' of Frontage on Central
- Permitted Plans for 9,600 SF Building
- 2 Units
- 2-Story (first floor, ground floor)
- 2 10' Overhead Drive in Doors
- 2 12' Overhead Drive in Doors
- Drainage System
- Significant Signage Opportunity
- Retaining Wall

OFFERING SUMMARY

Sale Price:

Subject To Offer

Lot Size:

1.24 Acres

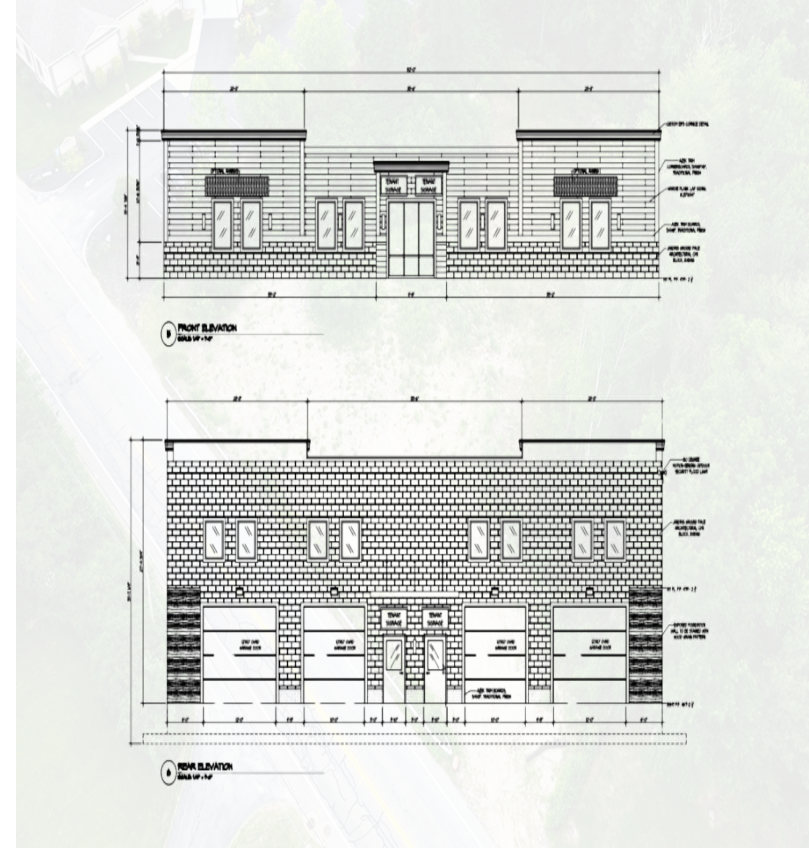
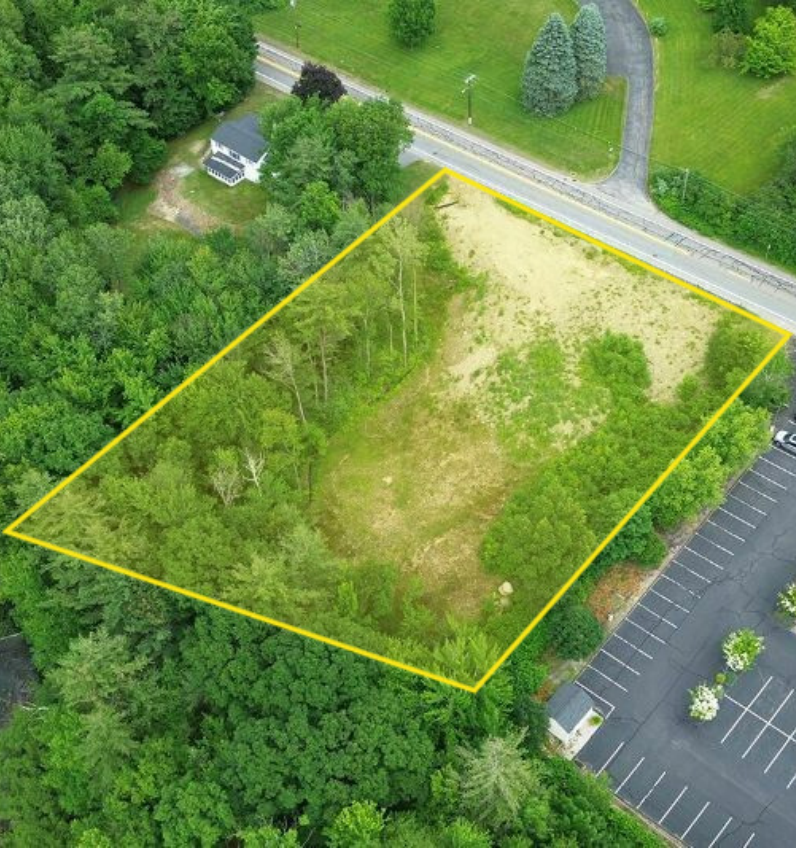
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	347	2,081
Total Population	175	1,086	5,215
Average HH Income	\$195,414	\$189,282	\$136,242

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COMMERCIAL
O'BRIEN
PROPERTIES, INC

PROPERTY / LOCATION

1272 CENTRAL ST LEOMINSTER, MA



Amenities ~10 Min Drive

MARKET BASKET
"MORE FOR YOUR DOLLAR"

THE HOME DEPOT

OLD NAVY

110 Grill

Panera BREAD



Amenities ~5 Min Drive

TSC TRACTOR SUPPLY CO

TEXAS ROADHOUSE

STARBUCKS COFFEE

Walmart

LOWE'S

McDonald's

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