

320 HAMILTON STREET

LEOMINSTER, MA



±8,500-17,500 SF INDUSTRIAL/FLEX SPACE FOR LEASE

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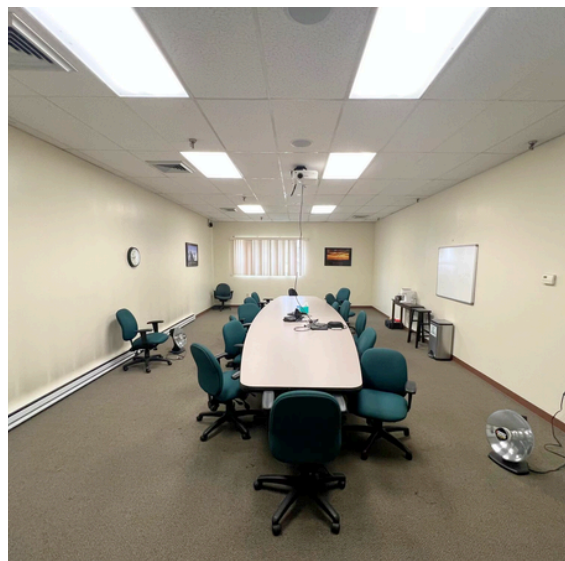
PROPERTY OVERVIEW

NAI | Parsons Commercial Group | Boston is pleased to present $\pm 17,500$ square feet of industrial/flex space available for lease at 320 Hamilton Street in Leominster, Massachusetts.

LEASE SUMMARY

SPACE AVAILABLE	$\pm 17,500$ SF Total: Subdividable to $\pm 8,500$ SF Mix of Warehouse, R&D/Flex & Office
LOADING DOCKS	One (1) Common Loading Dock
CEILING HEIGHT	18 Feet - Warehouse
POWER	3,000 Amps, 277/480V, 3-Phase, 4-Wire (Heavy)
UTILITIES	Gas heat; city water & sewer
SPRINKLER	Wet

Hamilton Street is located within a Federal Opportunity Zone which may offer tax incentives for Qualified Opportunity Zone Businesses under the Tax Cuts and Jobs Act of 2017. Leominster is designated as a Gateway City, meaning businesses can receive preferred access to state funding, tax credits, and workforce training grants. The City utilizes Chapter 43D expedited permitting to streamline approvals for local businesses and developments.



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FITCHBURG MUNICIPAL AIRPORT

TWIN CITY PLAZA

Hannaford
BURGER KING
Jersey Mike's
Fidelity Bank
planet fitness
BUFFALO WILD WINGS
BOOT BARN

WATERTOWER PLAZA

HomeGoods
Marshalls
Friendly's Wendy's
DOLLAR TREE

320 HAMILTON STREET
LEOMINSTER, MA

Target
COLD STONE
BOB'S Discount Furniture
DICK'S
KOHLS
chili's
BEST BUY
Olive Garden

MAIN STREET

BANK OF AMERICA
Domino's
Rockland Trust Bank
Logan's Table
SEoul KITCHEN
THE MAIN

MARKET BASKET
"MORE FOR YOUR DOLLAR"

THE MALL AT WHITNEY FIELD

T Mobile
JC Penney
OLD NAVY
Panera BREAD
FINISH LINE
LAUNCH
Burlington

2

GAZ BAR
Athens PIZZAS
DUNKIN' DONUTS
Cutie Patuties
CENTRAL CUP

Walmart
STARBUCKS
TSC TRACTOR SUPPLY CO
ups

INTERSTATE
190

DUNKIN' DONUTS
TEXAS HOLDINGS
LOWE'S
Aroma Joe's
DCU
McDonald's

APPROXIMATE DRIVE TIMES

9

INTERSTATE
190

INTERSTATE
495

WORCESTER, MA
20 MINUTES

NASHUA, NH
40 MINUTES

BOSTON, MA
55 MINUTES

2 MINUTES

5 MINUTES

15 MINUTES

20 MINUTES

40 MINUTES

55 MINUTES

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INQUIRE BELOW FOR MORE INFORMATION:

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