

# Industrial Property For Lease

**\$3.75/SF n3**



637 Lancaster St,  
Leominster, MA



**Offered For Lease Exclusively By:**

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**80 Erdman Way, Leominster MA 01453 / T 978.840.8000 / F 978.840.8008**



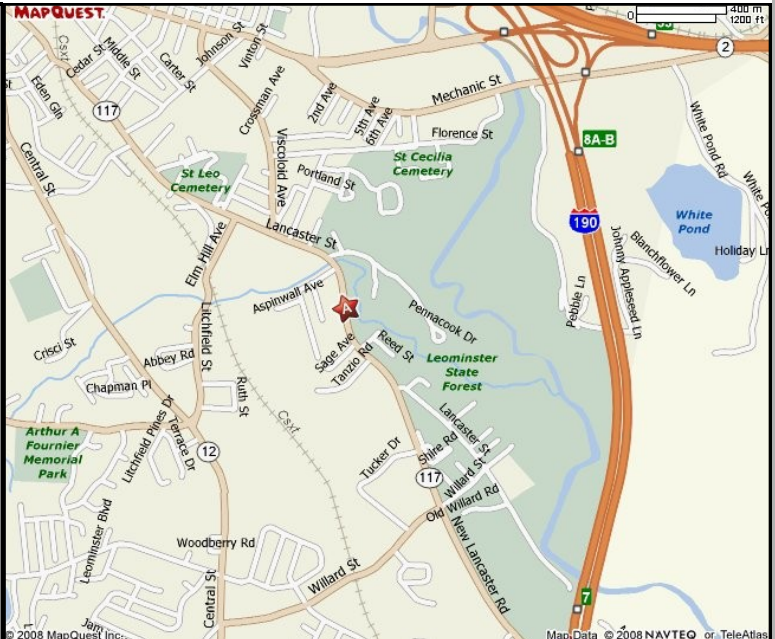
**Exclusive Listing Agent**

**Rob Beland**

***rbeland@apexbuildswealth.com***

## Building Data

<b>Land Area</b>	.92 Acres
<b>Year Built</b>	1960
<b>Ceiling Height</b>	12' - 10,000 SF 15' - 4,000 SF 18' - 6,000 SF
<b>Total Area</b>	20,000 SF
<b>Office</b>	480 SF
<b>Warehouse/MFG</b>	19,520
<b>Parking</b>	20 +/-
<b>Loading Docks</b>	3
<b>Drive-In Doors</b>	2
<b>Roof Type</b>	Rubber Membrane
<b>Lighting</b>	Sodium Vapor/ Fluorescent tubes
<b>Heat Source</b>	Gas Fired Modines/ Baseboard (office)
<b>A/C</b>	Window units
<b>Zoning</b>	Industrial
<b>Restrooms</b>	5
<b>Crane</b>	2 ton mounted with Several portable
<b>Sprinkler System</b>	Wet System



## Property Overview

Apex Properties is pleased to offer for lease this **20,000 SF Industrial/Manufacturing building** conveniently located a short distance from both Rte 2 and I-190 in Leominster, MA.

The property features multiple loading docks as well as several sets of bathrooms making it ideal for subdivision to accommodate smaller users or to separate different departments within one company.

The building is served by municipal sewer & water, electricity and natural gas from National Grid, and it's proximity to major highways make it an ideal location for any business needing this type of access

<b>Distance to I-190</b>	<b>1.5 Miles</b>
<b>Distance to Rte 2</b>	<b>4 Miles</b>
<b>Distance to I-495</b>	<b>10 Miles</b>

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