

# 177 FLORENCE STREET

LEOMINSTER, MA



# 11,000 SF AVAILABLE

INDUSTRIAL/WAREHOUSE  
SPACE

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

11,000 SF INDUSTRIAL/WAREHOUSE  
SPACE AVAILABLE

### PROPERTY HIGHLIGHTS

- A WELL MAINTAINED INDUSTRIAL/WAREHOUSE FACILITY
- EASY ACCESS TO ROUTE 2 AND I-190
- 11,000 SF AVAILABLE
- HEAVY POWER

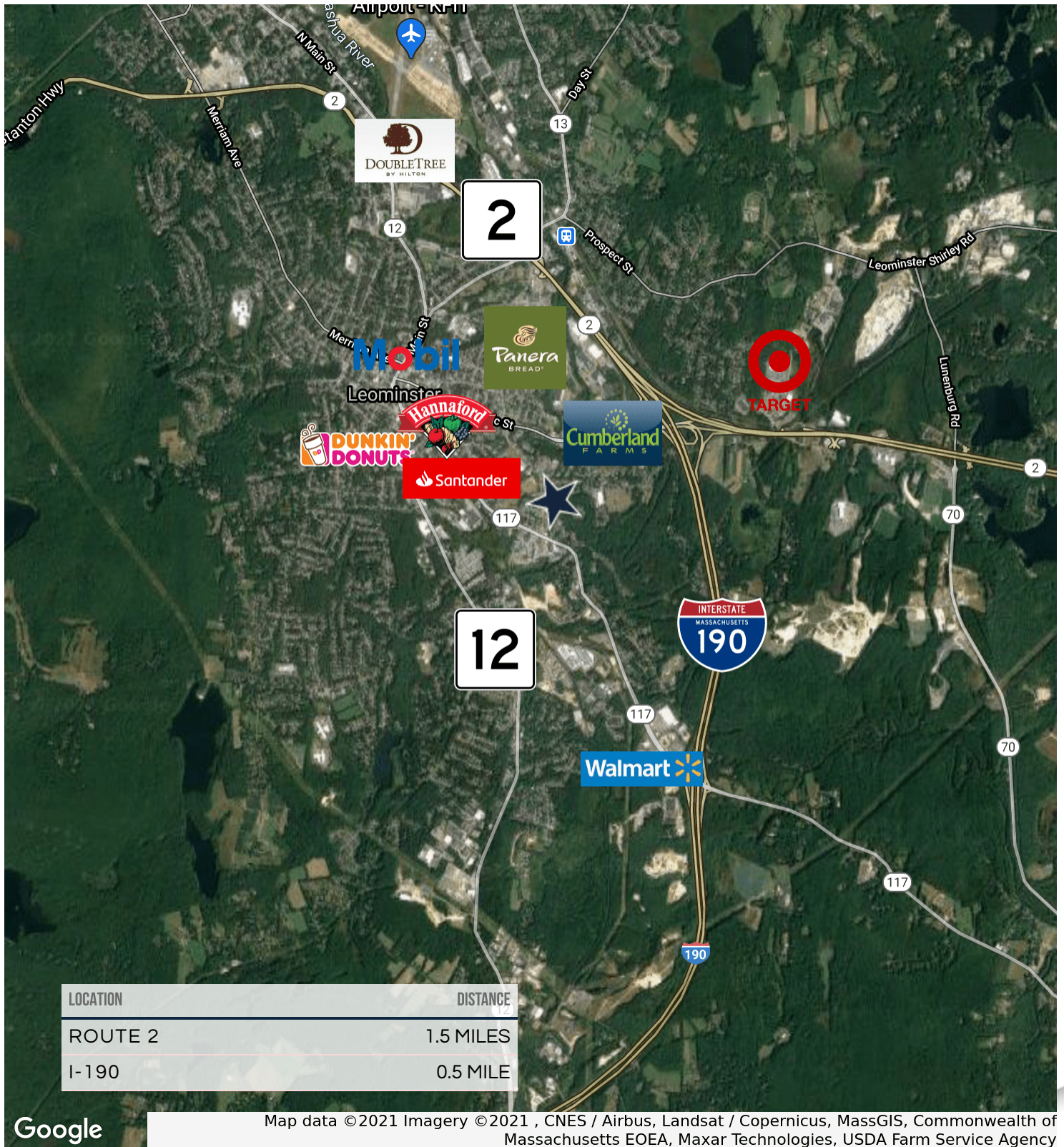
### OFFERING SUMMARY

LEASE RATE:	\$3.95 SF/yr (NNN)
AVAILABLE SF:	11,000 SF
LOT SIZE:	4 Acres
BUILDING SIZE:	140,000 SF (5,000 SF OFFICE)

### PROPERTY SPECIFICATIONS

ZONING	INDUSTRIAL
LOADING	DRIVE-IN DOOR AND TAILBOARD DOCK
HEIGHT	18' CLEAR
SPRINKLER	WET
POWER	7,000 AMPS, 13,800 V/ 480,3 PHASE
CONSTRUCTION	CONCRETE / BLOCK
ROOF	TAR AND GRAVEL/ RUBBER
HEAT	GAS/ELECTRIC

## LOCATION MAPS



# 177 FLORENCE STREET

LEOMINSTER, MA



**CONTACT:**

ALAN RINGUETTE	978.265.8112	ALAN@STUBBLEBINECOMPANY.COM
JAMES STUBBLEBINE	617.592.3388	JAMES@STUBBLEBINECOMPANY.COM
DAVID STUBBLEBINE	617.592.3391	DAVID@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL