

56 CRAWFORD STREET

LEOMINSTER - MA 01453

COMMERCIAL
O'BRIEN
PROPERTIES, INC



8,160 SF INDUSTRIAL BUILDING/1.5 ACRES OF USABLE LAND
ZONED MU1 (MULTI USE 1) LOCATED APPROXIMATELY 1 MILE FROM ON-RAMPS FOR ROUTE 2 AND I-190

FOR LEASE

COMMERCIAL
O'BRIEN
PROPERTIES, INC

O'BRIEN COMMERCIAL PROPERTIES
336 BAKER AVENUE, CONCORD, MA 01742
978.369.5500
OBRIENCOMMERCIAL.COM



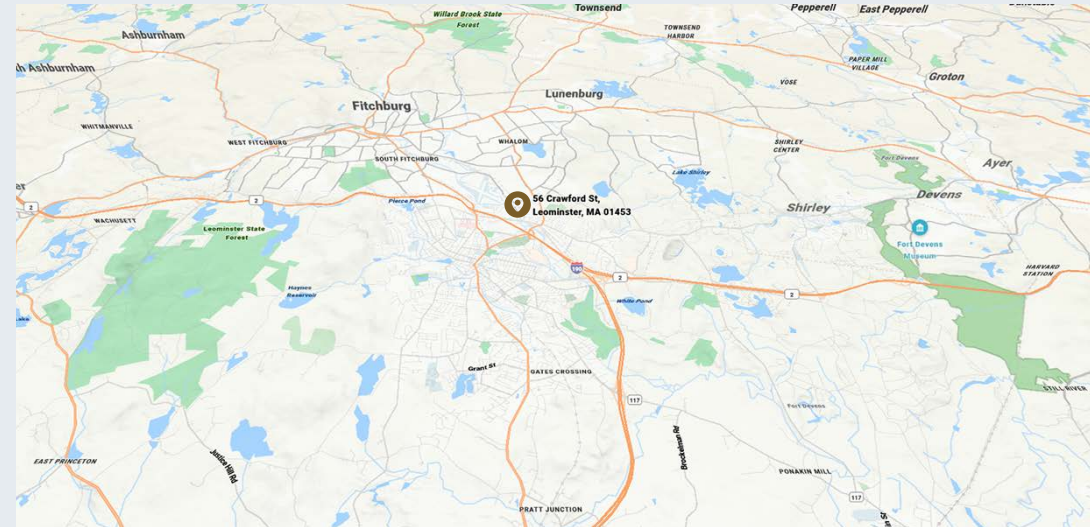
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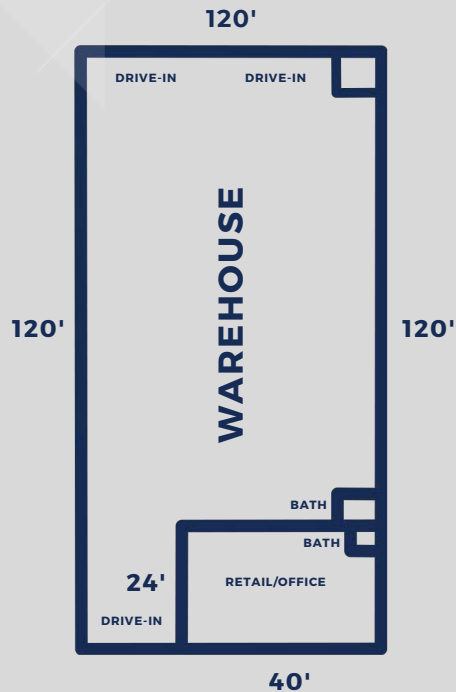
56 Crawford street is a 8,160 SF industrial building on approximately 1.5 acres of usable land located approximately 1 mile from on-ramps for Route 2 and I-190.

The property is Zoned MU1 (Multi-use 1), which allows for warehousing, manufacturing, assembly, R&D, equipment rental, automotive, professional office, and retail sales uses.

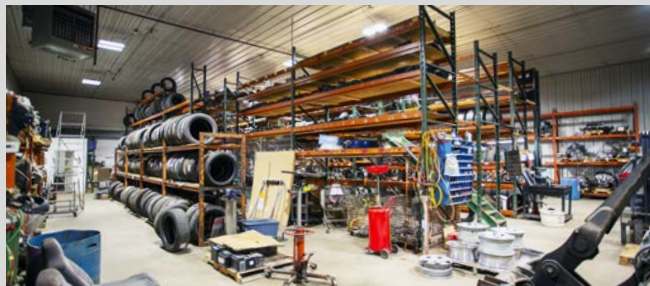
The steel building consists of 6,240 SF of warehouse space with 18' clear height and three drive-in doors with 14' clear height, and 1,920 SF of two-story retail/office space, with significant capacity for outdoor storage surrounding the building.

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Total SF: 8,160 SF
Warehouse SF: 6,240 SF
Retail/Office SF: 1,920 SF (two stories, 960 SF each floor)
Lot Size: 2.45 acres (approx. 1.5 usable acres)
Year Built: 1993
Heat: Natural Gas, Furnace & Radiant Heating Systems
Water/Sewer: Town
Roof: Metal
Sprinklers: None
Clear Height: 18'
Zoning: MU1 (Multi-use 1)
Drive-in Doors: Three, 14' high
Loading: None
Bathrooms: 3



8,160 SF INDUSTRIAL BUILDING ON APPROXIMATELY 1.5 ACRES OF USABLE LAND

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POTENTIAL USES

- . WAREHOUSING
- . MANUFACTURING
- . ASSEMBLY
- . R&D
- . EQUIPMENT RENTAL
- . AUTOMOTIVE
- . PROFESSIONAL OFFICES
- . RETAIL SALES



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