

1272 CENTRAL STREET

LEOMINSTER, MA 01453



1.24 ACRE PLOT WITH 200 FEET OF FRONTAGE

LAND FOR SALE



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

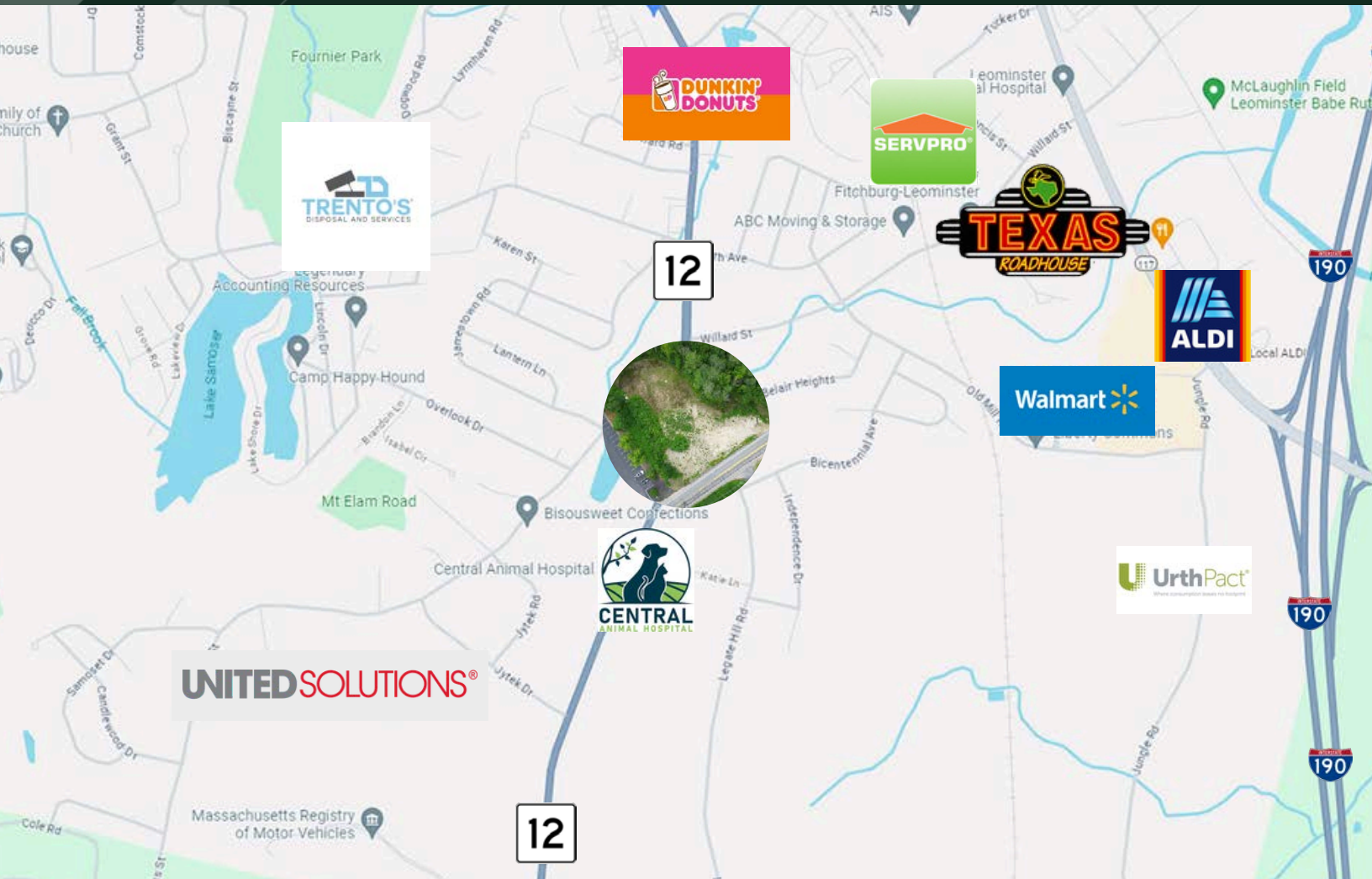


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EXECUTIVE SUMMARY

1272 Central St is a 1.24 acre plot with 200 feet of frontage. Engineering plans have been completed for a multi-unit, two story, 9,600 SF industrial warehouse on the property, complete with four overhead drive-in doors.

The plans include a retaining wall to offset wetland restrictions, which will be built at the sellers expense.

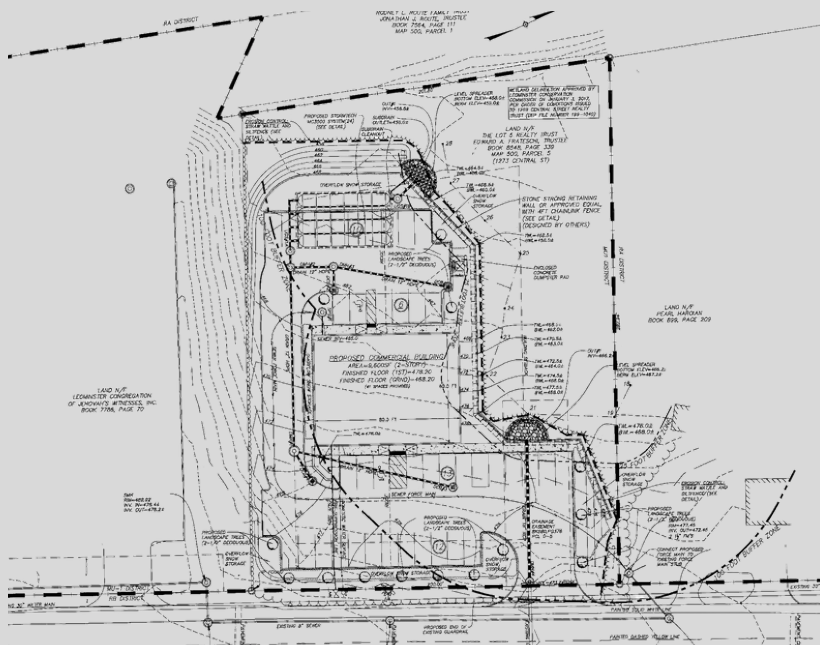
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SITE PLAN AND HIGHLIGHTS

- 1.24 AC
- Raw Land
- 200' of Frontage on Central
- Completed 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
- Retaining Wall to be Built at Sellers Expense



\$495,000

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FOR SALE | \$495,000
1.24 ACRES



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