

FOR SALE



213 NASHUA STREET

LEOMINSTER, MA 01453



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

DREW HIGGINS

Vice President

higgins@kelleher-sadowsky.com

O: 508.635.6784

C: 508.735.1783

DAVID V. COHEN

Vice President

cohen@kelleher-sadowsky.com

O: 508.635.6787

C: 508.864.2379

EXECUTIVE SUMMARY



OFFERING SUMMARY

MBLU:	378 / 7 / / /
Property Type:	Industrial
Building Size:	22,179 SF
Lot Size:	1.66 Acres
Zoning:	I - Industrial
Roof:	Rubber Membrane/Asphalt Shingle
Power:	400 Amps/ 480V
HVAC:	Natural Gas (Radiant Heat in Warehouse)
Utilities:	City Water & Sewer
Loading:	Four (4) loading docks
Ceiling Height:	16 - 24 ft
Parking:	±50 spaces
Sprinklers:	Fully Sprinklered/Wet System
RE Taxes:	\$11,501.80
Sale Price:	\$895,000

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to introduce 213 Nashua Street in Leominster to the market. This 18,385 SF industrial building sits on ±1.66 acres of land. There is ±3,840 SF of office space on multiple floors in the front of the building. The office space is fully heated and has air conditioning. The building has been the long term home to Process Cooling Systems which has outgrown the space. The property is perfect for a number of industrial/warehouse uses with ample parking and potential outdoor yard space. There is also an existing paint booth, which can stay or be removed. The building is easily subdividable for multiple uses. Highway access is superb and minutes away from the I-190 and Route 2 connector. The building is in close proximity and seconds away from The Mall at Whitney Field.

DREW HIGGINS

Vice President

higgins@kelleher-sadowsky.com

O: 508.635.6784

C: 508.735.1783

DAVID V. COHEN

Vice President

cohen@kelleher-sadowsky.com

O: 508.635.6787

C: 508.864.2379



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

FOR SALE | 213 NASHUA STREET

ADDITIONAL PHOTOS



DREW HIGGINS

Vice President

higgins@kelleher-sadowsky.com

O: 508.635.6784

C: 508.735.1783

DAVID V. COHEN

Vice President

cohen@kelleher-sadowsky.com

O: 508.635.6787

C: 508.864.2379



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

FOR SALE | 213 NASHUA STREET

ADDITIONAL PHOTOS



DREW HIGGINS

Vice President

higgins@kelleher-sadowsky.com

O: 508.635.6784

C: 508.735.1783

DAVID V. COHEN

Vice President

cohen@kelleher-sadowsky.com

O: 508.635.6787

C: 508.864.2379



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

LOCATION MAPS



DREW HIGGINS

Vice President

higgins@kelleher-sadowsky.com

O: 508.635.6784

C: 508.735.1783

DAVID V. COHEN

Vice President

cohen@kelleher-sadowsky.com

O: 508.635.6787

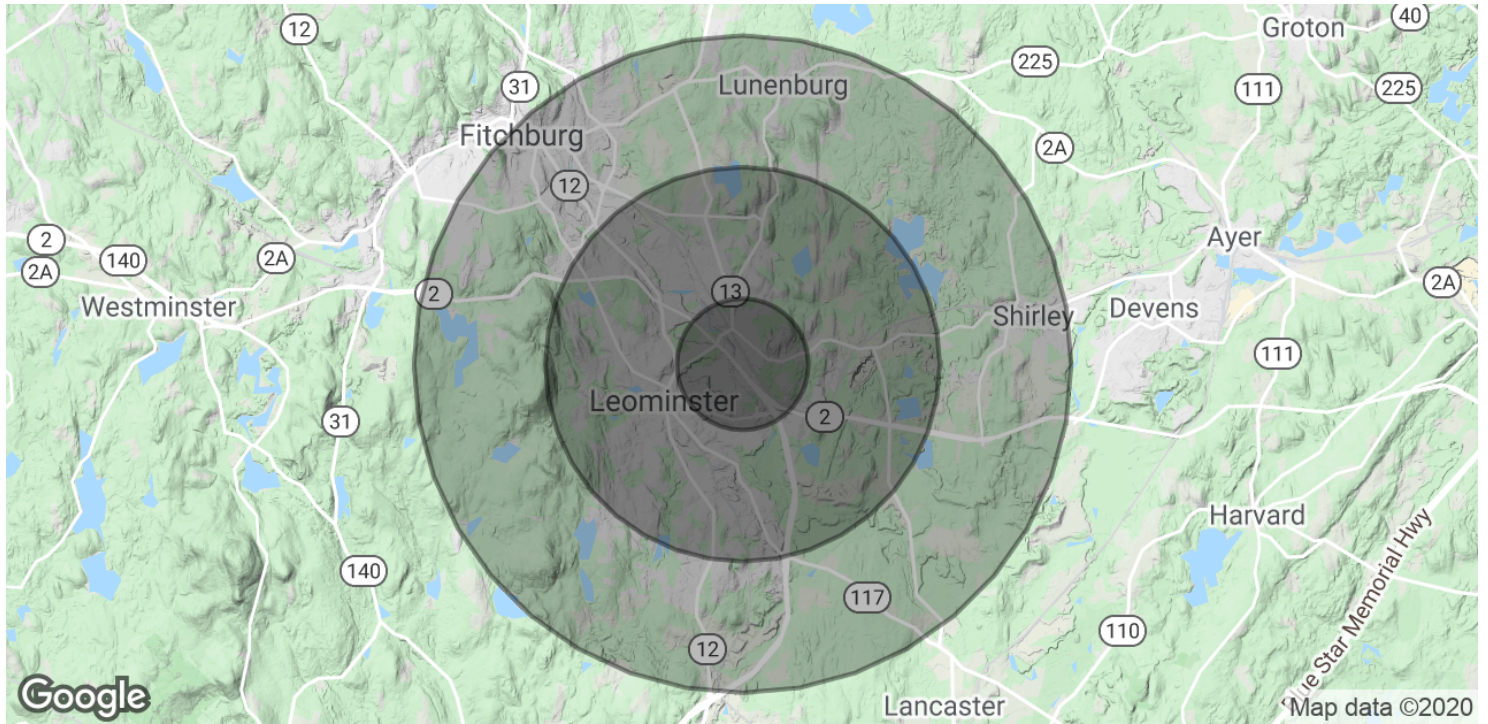
C: 508.864.2379



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,471	46,151	79,415
Median age	36.3	38.9	38.8
Median age (Male)	34.9	37.2	36.9
Median age (Female)	36.7	40.4	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,875	18,187	30,524
# of persons per HH	2.6	2.5	2.6
Average HH income	\$61,857	\$67,757	\$72,020
Average house value		\$289,409	\$302,061

* Demographic data derived from 2010 US Census



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

DREW HIGGINS

Vice President

higgins@kelleher-sadowsky.com

O: 508.635.6784

C: 508.735.1783

DAVID V. COHEN

Vice President

cohen@kelleher-sadowsky.com

O: 508.635.6787

C: 508.864.2379