

FOR LEASE
75,000 SF

149 Litchfield Street, Leominster, MA



FIELDSTONE
Commercial Properties Inc.



NATE NICKERSON

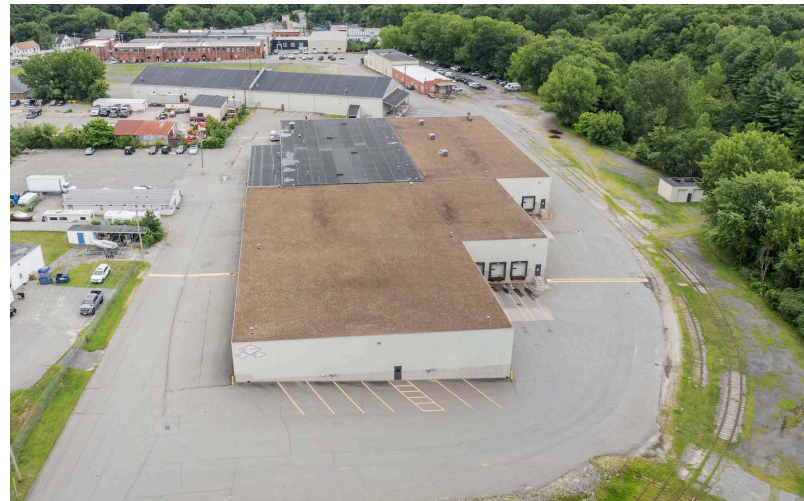
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149 Litchfield Street, Leominster, MA



Building Overview

Fieldstone Commercial Properties is pleased to present 149 Litchfield Street in Leominster, MA—a 75,000 SF industrial warehouse building. Built in 2001, this property features a clear height of 20 feet, 9 loading docks, 1 drive-in door, and +/- 2 acres of outdoor storage and parking can be provided.

Strategically located just 3 minutes from I-90 and 4 minutes from Route 2, the facility offers exceptional access to key transportation routes, making it an ideal choice for distribution, manufacturing, or warehousing needs.

With convenient proximity to the Fitchburg-Boston commuter rail and only 45 minutes from Boston, 149 Litchfield Street provides both flexibility and convenience for businesses looking to establish or expand their operations in the greater Boston area.

Property Key Features

Year Built: 2001

Building Size: 75,000 SF

Power: 400a 277/480v 3p
125 a 120/208v 3p

Zoning: Industrial

Clear Height: 20'

Loading Docks: 9


Drive in Doors: 1

Lot Size: 11.66 acres


Outdoor Storage/Parking:
+/- 2 acres can be provided

Water/Sewer: Municipal

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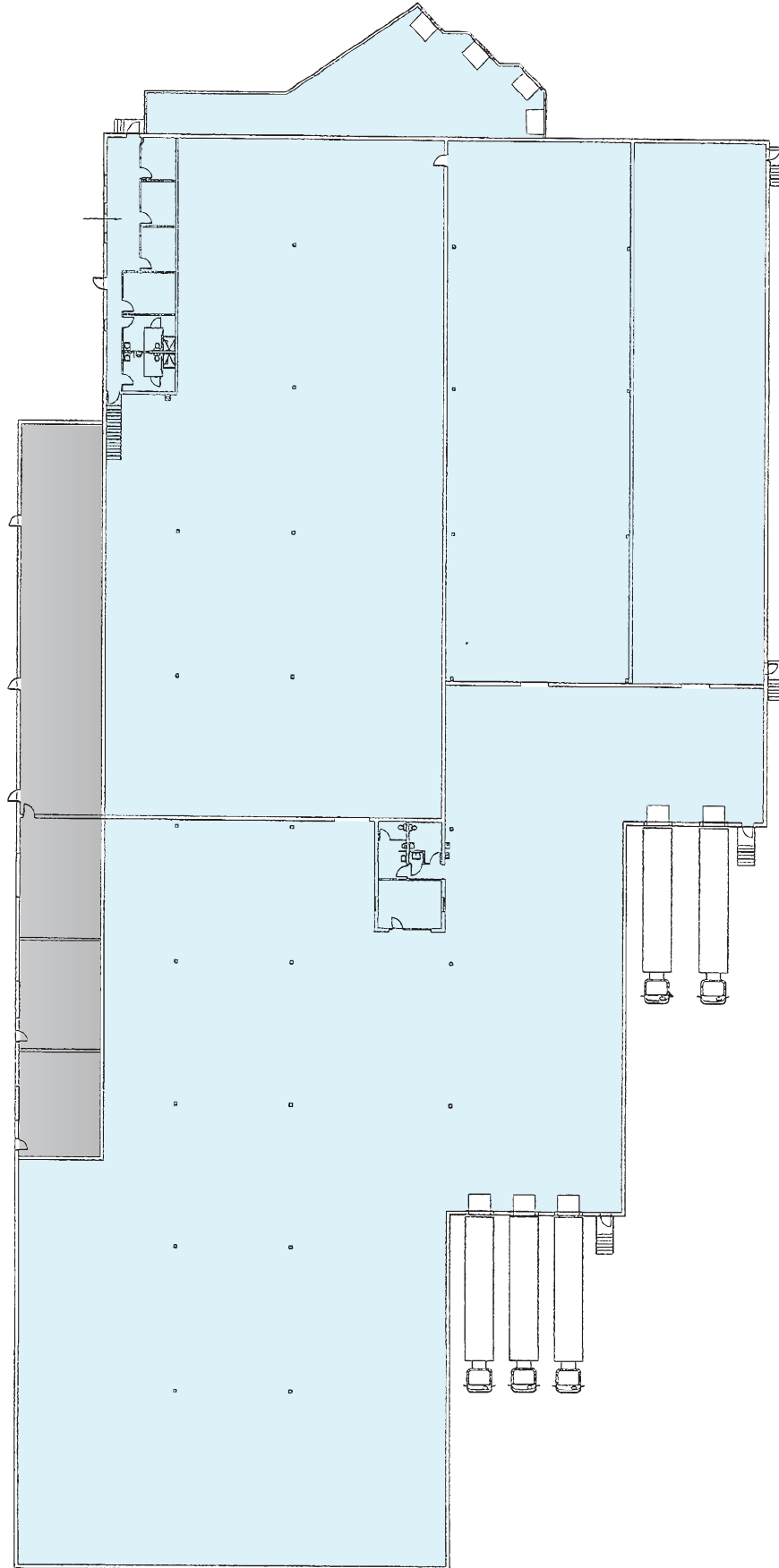
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LOCATIONS & ACCESS

3 MINUTES
to I-90
and
4 MINUTES
to Route 2

8 MINUTES
to Fitchburg to Boston
Commuter Rail

45 MINUTES
to Boston

149 Litchfield St.

Leominster, MA map details: Merriam Ave, Main St, Leominster, Mechanic St, Lancaster St, Leominster Connector, I-90, I-190, Route 2, The Home Depot, Dunkin', Texas Roadhouse, Fournier Park, Samoset Middle School, Barrett Park, Na, Elem.

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.

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