



FIELDSTONE
Commercial Properties Inc.

471 LANCASTER ST.
LEOMINSTER, MA

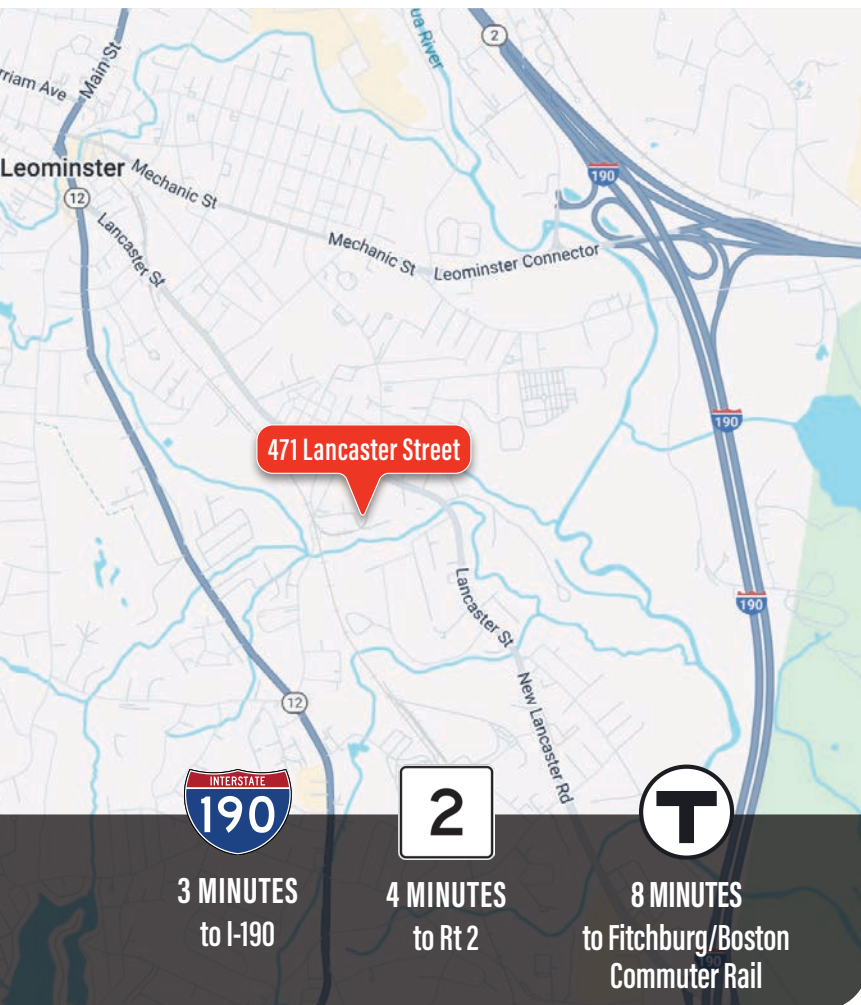
FOR LEASE 25,000 SF



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www.fieldstonecp.com

471 LANCASTER ST.



PROPERTY DESCRIPTION

Fieldstone Commercial Properties is pleased to present 471 Lancaster Street in Leominster, MA—a 25,000 SF industrial warehouse building. Renovated in 2025, this property features a clear height of 17 feet, 2 loading docks, 1 drive-in door, and +/- 1.25 acre of outdoor storage and parking can be provided.

Strategically located just 3 minutes from I-190 and 4 minutes from Route 2, the facility offers exceptional access to key transportation routes, making it an ideal choice for distribution, manufacturing, or warehouse needs.

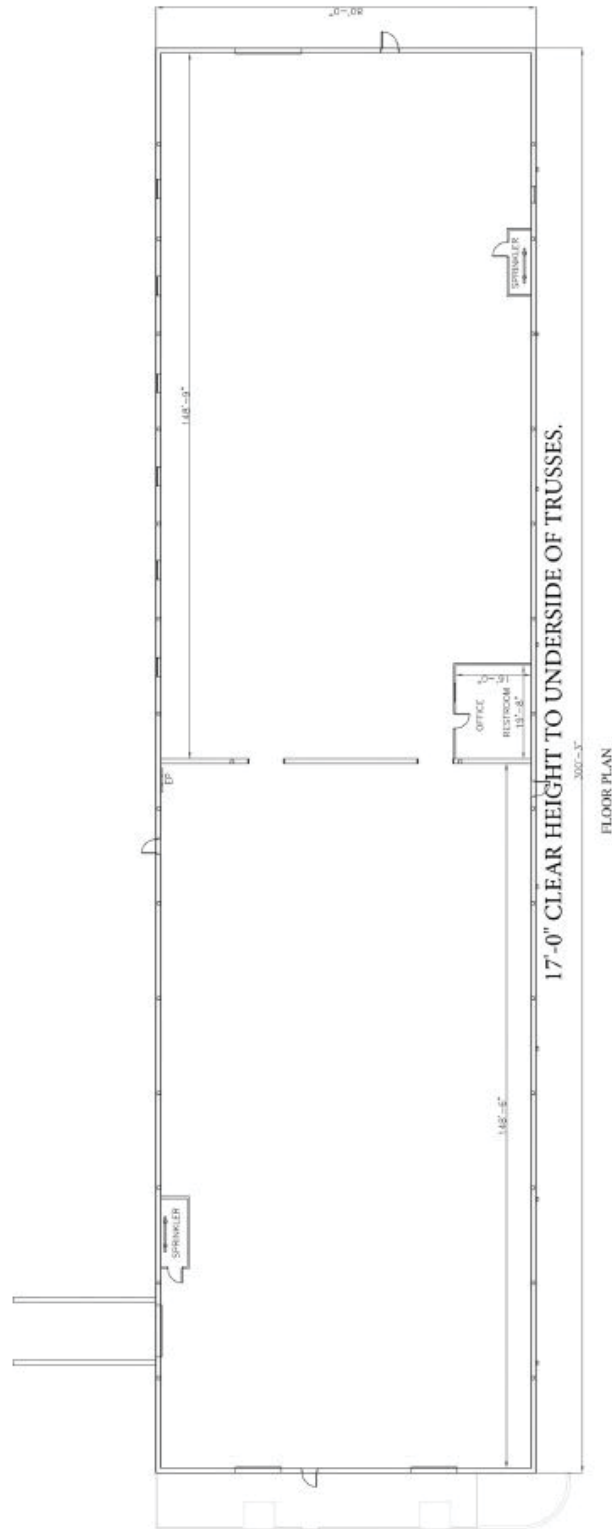
With convenient proximity to the Fitchburg/Boston commuter rail and only 45 minutes from Boston, 471 Lancaster Street provides both flexibility and convenience for businesses looking to establish or expand their operations in the greater Boston area.

PROPERTY OVERVIEW

Address:	471 Lancaster St., Leominster, MA
Year Built:	1980
Renovated:	2025
Building Size:	25,000 SF
Power:	200a/480v 3p
Zoning:	Industrial
Clear Height:	17'
Loading Docks:	(2) Two
Drive in Doors:	(1) One
Lot Size:	1.25+ acres
Outdoor Storage:	+/- 1.25+ acres can be provided (Plus Parking:)
Water/Sewer:	Municipal



PROPERTY FLOOR PLAN



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