



75 JYTEK DR.

LEOMINSTER, MA

FOR SALE OR LEASE | 128,788 SF INDUSTRIAL BUILDING ON 6.44 AC

- Strategically located in an established industrial park close to I-190
- 16' clear single story industrial building

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

128,788 SF Industrial Building on 6.44 AC for Sale or Lease

PROPERTY HIGHLIGHTS

- Conveniently situated in Jytek Park 2 miles from I-190
- Building will be delivered vacant
- Located in an established industrial park

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,165	22,781	62,745
Total Population	27,588	57,330	161,992
Average HH Income	\$111,890	\$120,244	\$124,989

PROPERTY SPECIFICATIONS

Building Size:	128,788 SF
Lot Size:	6.44 AC
Ceiling Height:	16' clear
Loading:	12 Tailboards
Drive In Doors:	1 tot./10' w x 14' h
Power:	1,500 - 2,500a/480v 3p
Utilities:	Gas Heating, Lighting - Fluorescent, Sewer - City, Water - City
Parking:	Surface - 71
Columns:	40'w x 45'd
Sprinklers:	Wet
Construction:	Masonry
Sale Price:	Market
Lease Rate:	Market





DISTANCE TO



1.9 MILES
3 MIN



7.4 MILES
9 MIN



0.2 MILES
1 MIN

75 Jytek Dr. Leominster, MA



Sterlin Airpo



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