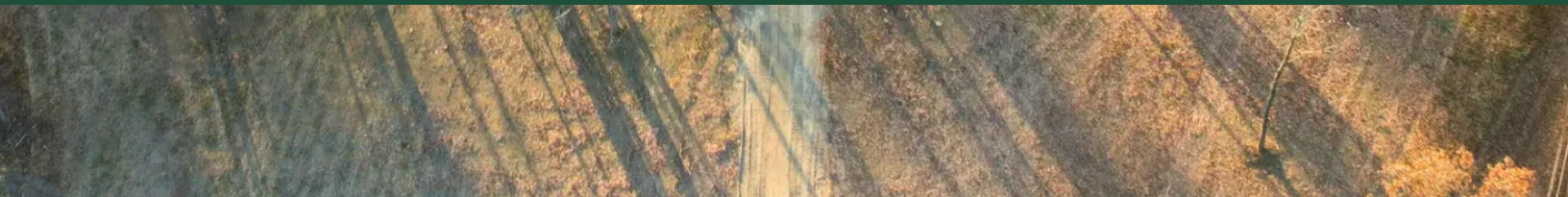
650 WILLARD STREET

LEOMINSTER, MA



COMMERCIAL O'BRIEN PROPERTIES, INC

FOR SALE - 12 AC Industrial Site



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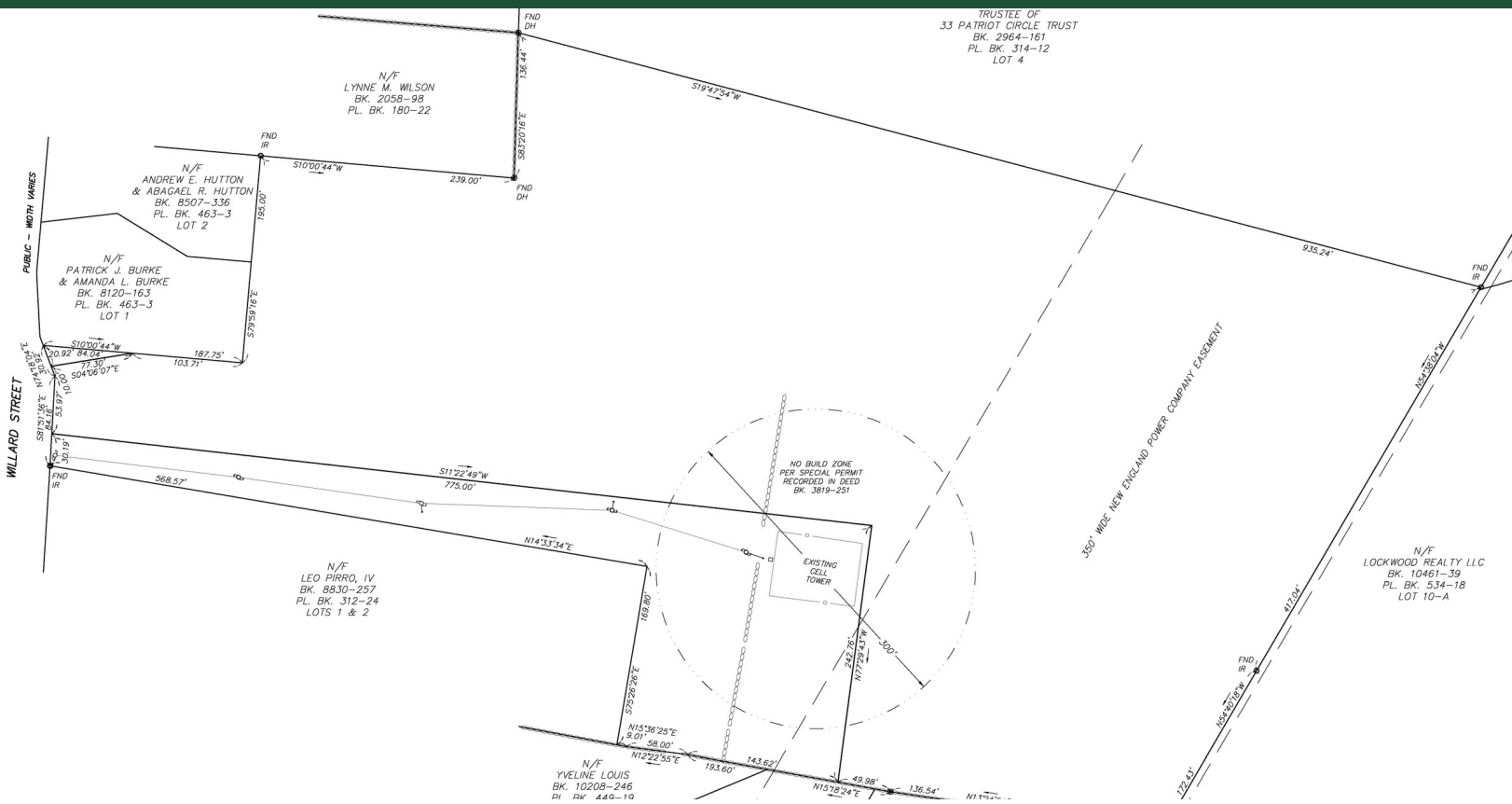

PROPERTY DESCRIPTION

650 Willard Street is an industrial land offering positioned within Leominster's established Willard Street/Jytek Park industrial corridor—an active pocket of flex, light manufacturing, and service-industrial users supported by strong regional access and a deep North Central Massachusetts labor shed. The parcel is well-suited for a range of industrial outdoor storage (IOS), contractor/trades, fleet/service, and small-bay flex development concepts, subject to zoning, site conditions, and municipal approvals.

PROPERTY HIGHLIGHTS

- Industrial Zoning.
- City Sewer & Water.
- City Gas.
- No Wetlands Restrictions.
- Vast majority cleared and leveled.
- Immediate access to Rt 12, Rt 2, and I-190.
- Buildable square footage potential of up to approximately 125,000 SF, subject to town approval.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	12 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	173	1,025
Total Population	99	501	2,930
Average HH Income	$181,847	$180,966	$174,573

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