

# 320 Industrial Road, Leominster, MA

*Superb  
Free-Standing  
Manufacturing  
Building  
For Sale*



*Kelleher & Sadowsky is pleased to present one of the cleanest manufacturing facilities in Central Massachusetts. 320 Industrial Road, formerly Carpenter Company, is a 34,000 square foot manufacturing facility which resides on 3.46 acres of land in an industrial setting in Leominster, Massachusetts. The building was initially constructed in 1970 for Carpenter Company and has been meticulously maintained and is priced to sell.*

**KELLEHER &  
SADOWSKY ASSOCIATES**

446 Main Street  
Suite 2200  
Worcester, Massachusetts 01608

Donald J. Mancini, SIOR, CCIM  
Phone: 508-635-6786

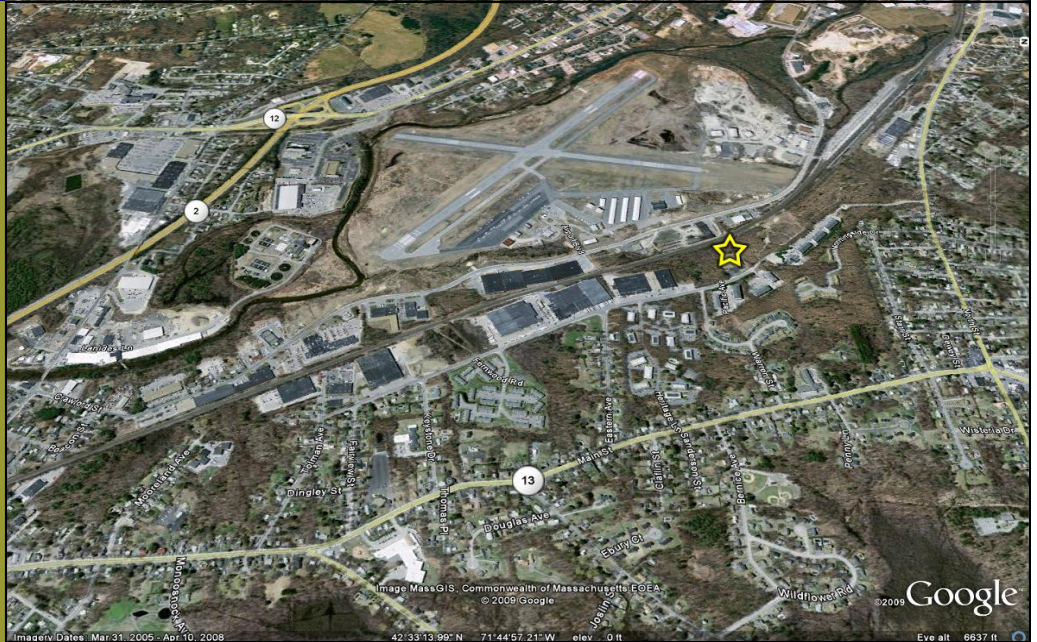
[www.kelleher-sadowsky.com](http://www.kelleher-sadowsky.com)

*The building offers approximately 300 square feet of office space, a lunch room, 2 internal loading docks and 1 drive-in rail spur inside the building. The building offers 14' clear ceiling height, 400 amps of 3 phase power, red brick façade over the concrete block structure, and paved parking inside of a fenced in lot. There are skylights strategically located throughout the facility that offer an abundance of natural light inside the facility. The facility has superb access to Route 13, Route 20 and I-190. The facility is available for immediate sale.*



# 320 Industrial Road, Leominster, MA

**Asking Price:  
\$950,000**



## BUILDING SPECIFICATIONS

|                             |   |
|-----------------------------|---|
| <b>Total Building Size:</b> | <b>34,000 s.f. (200' x 170')</b>            |
| <b>Office Space:</b>        | <b>300 +/- s.f.</b>                         |
| <b>Lot Size:</b>            | <b>3.46 acres +/-</b>                       |
| <b>Parking:</b>             | <b>37 spaces +/-</b>                        |
| <b>Ceiling Height:</b>      | <b>14' Clear in Manufacturing Area</b>      |
| <b>Floors:</b>              | <b>Minimum 6" Concrete</b>                  |
| <b>Utilities:</b>           | <b>City Water &amp; Sewer</b>               |
| <b>Heat:</b>                | <b>Natural Gas FHA</b>                      |
| <b>Electric:</b>            | <b>400 Amps, 3 phase</b>                    |
| <b>Zoning:</b>              | <b>Industrial</b>                           |
| <b>A/C:</b>                 | <b>Office Only</b>                          |
| <b>Roof:</b>                | <b>Rubber Membrane Ballast</b>              |
| <b>Construction:</b>        | <b>Concrete Block</b>                       |
| <b>Loading:</b>             | <b>2 Loading Docks; (1) Rail Spur</b>       |
| <b>Sprinkler System:</b>    | <b>Wet System, 170 lbs on average</b>       |
| <b>Real Estate Taxes:</b>   | <b>\$12,572 (2010)</b>                      |
| <b>Security:</b>            | <b>6' chain fence &amp; security system</b> |

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