



64 MAIN STREET

FITCHBURG, MA

FOR SALE | TWO BUILDINGS: 32,800 SF ON 3 ACRES

- Located adjacent to the Fitchburg State
- Abutting Fitchburg Commuter Rail Station
- 2.6 Miles to Route 2



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Two Industrial Buildings: 32,800 SF total on 3 Acres

PROPERTY HIGHLIGHTS

- Adjacent to Fitchburg Commuter Rail & Fitchburg Station Parking Garage and Fitchburg State University
- Less than a half mile to Central Plaza with amenities including Market Basket, Crunch Fitness, and T-Mobile
- Abutting new 44-unit mixed-use residential development

LOCATION ACCESS

- 0.3 Miles to Route 12
- 2.6 Miles to Route 2
- 6.2 Miles to Route 119

PROPERTY SPECIFICATIONS

Building Size:	Bld 1: 26,200 SF Bld 2: 6,600 SF
Lot Size:	3 Acres
Loading:	Bld 1: (1) Tailboard, (1) Drive-in Bld 2: (1) Tailboard, (1) Drive-in
Clear Height:	Bld 1: 9'-13' Bld 2: 21'-26'
Zoning:	Downtown Business
Sale Price:	\$1,499,999

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	20,282	31,411	60,207
Total Population	51,257	79,441	156,697
Average HH Income	\$91,858	\$102,503	\$119,299



Building 1 - Interior Loading Area



Building 2 - Interior

DISTANCE TO



3.8 MILES
12 MIN



0.8 MILES
2 MIN



2.5 MILES
6 MIN



6.5 MILES
11 MIN

119



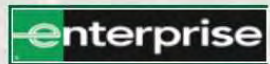
64 Main Street, Fitchburg, MA

SHIRLEY CENTER

SHIRLEY

LEOMINSTER

12



LANCASTER

SOUTH LANCASTER

STERLING

Clinton

Peak Manufacturing
PEAK PERFORMANCE DELIVERED

idi
imagediagnostics.com

MR
RESOURCES

ToughStuff
Recycling

KUNTER
PLASTICS MACHINERY

LIVE
AUTOMATION

Altec

Osterman
Propane

BMP medical

ES
COMPONENTS