



149 INDUSTRIAL RD

FITCHBURG, MA

FOR LEASE | 38,400 SF WAREHOUSE

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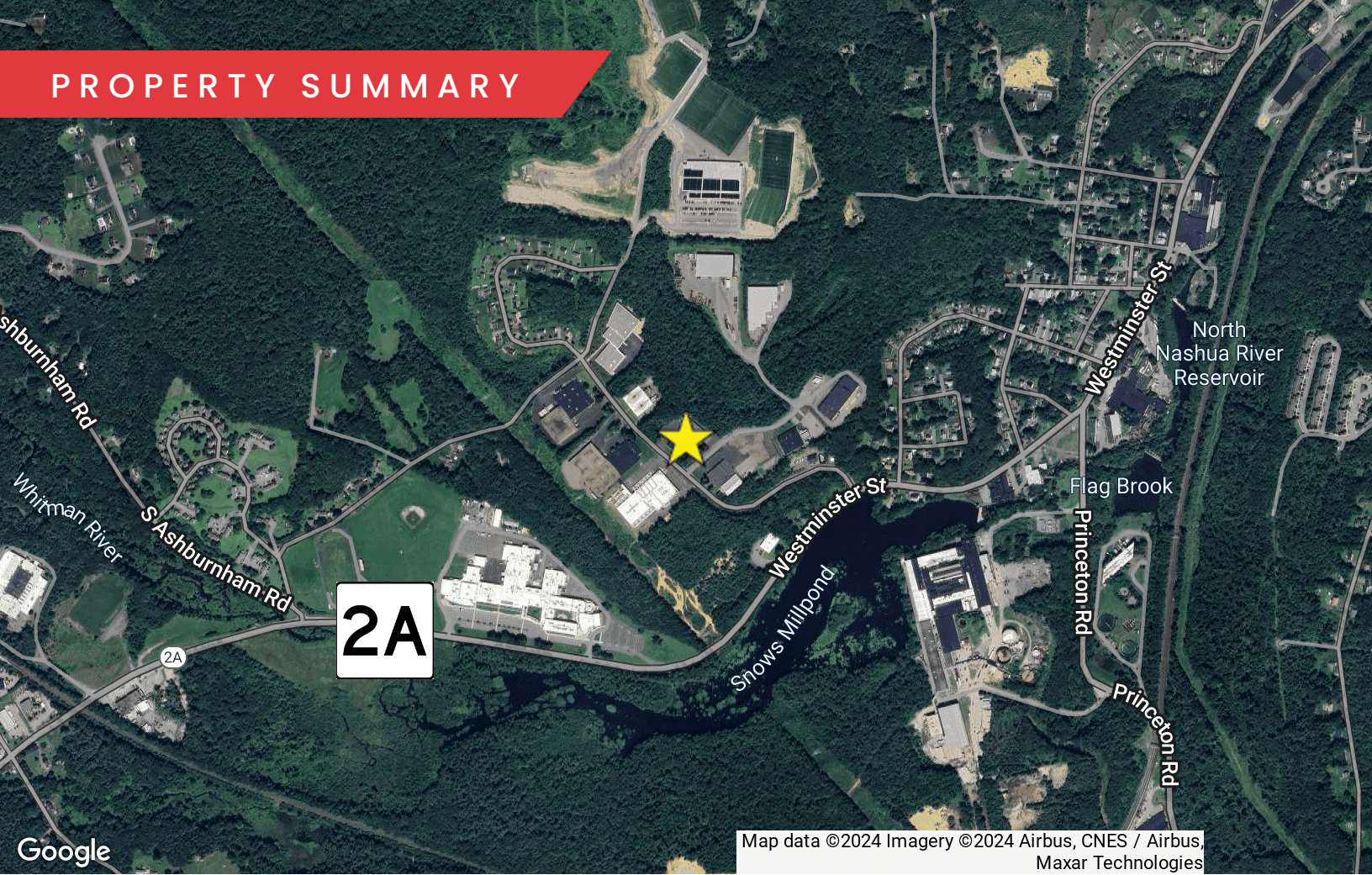
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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

38,400 SF Warehouse for Lease

DEMOGRAPHICS	3 MILES	5 MILES
Total Households	8,365	23,331
Total Population	19,813	55,864
Average HH Income	\$75,963	\$74,735

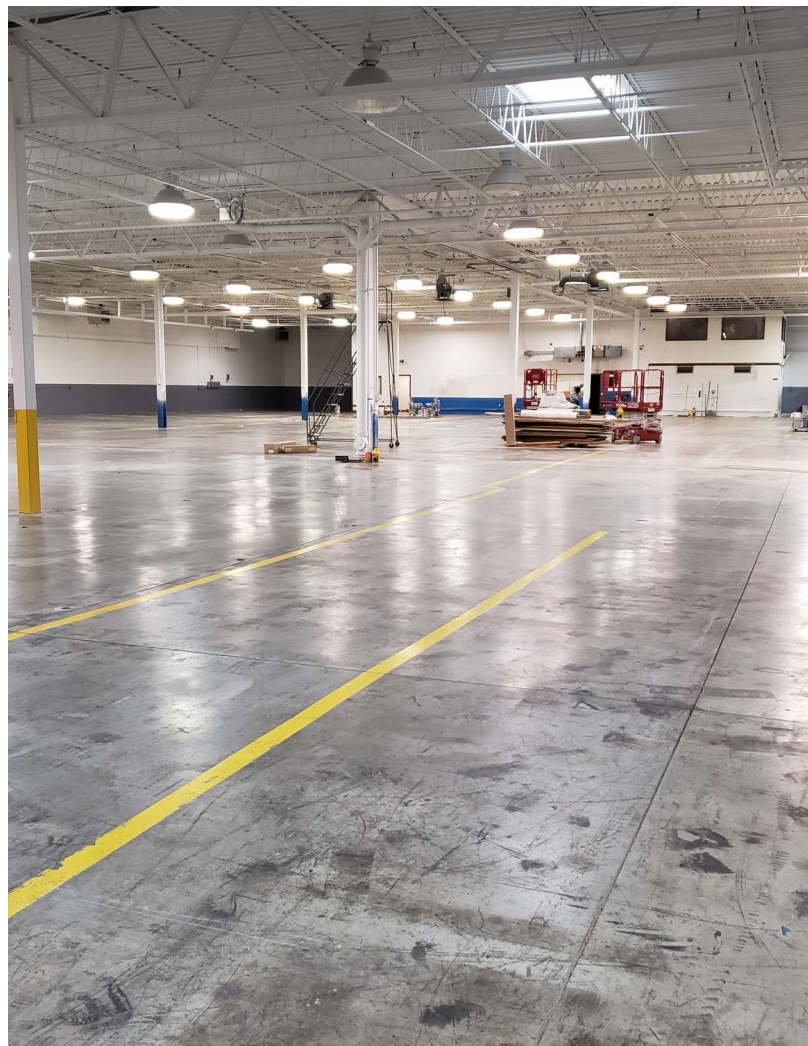
PROPERTY SPECIFICATIONS

Building Size:	38,400 SF
Office:	2,500 SF
Lot Size:	4.5 AC
Zoning:	Light Industrial
Loading:	Three (3) and One (1) Oversized dock w/ leveler
Ceiling Height:	16'6" - 18'6"
Columns:	34' x 40'
Power:	3,000 AMP/480V/ 3 Phase
Roof:	Rubber membrane
Utilities:	Public Water & Sewer
Heat:	Gas (Radiant)
Year Built:	1980
Updated:	2024
Lease Rate:	\$10.95/SF NNN

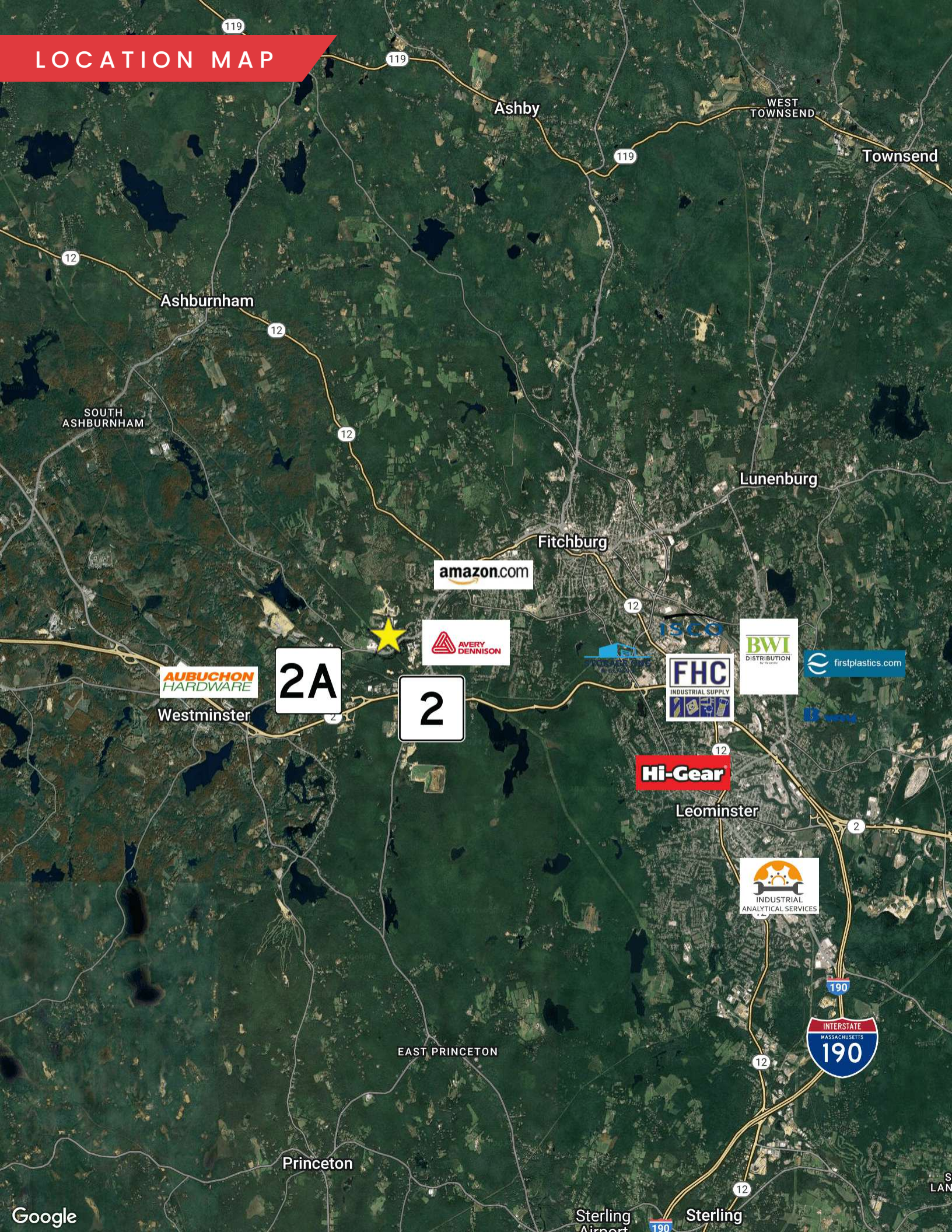
LOADING



WAREHOUSE



LOCATION MAP



119

119

Ashby

WEST TOWNSEND

Townsend

12

Ashburnham

12

SOUTH ASHBURNHAM

12

Lunenburg

Fitchburg

amazon.com

12



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INDUSTRIAL ANALYTICAL SERVICES

EAST PRINCETON

190
INTERSTATE MASSACHUSETTS

Princeton

Sterling Airport

Sterling

Google

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