

**FOR
SALE**

135 INTERVALE ROAD FITCHBURG, MA



MFG/ WAREHOUSE SPACE FOR SALE 350,000 SF BUILDING ON 26 ACRES

Salient details include:

- 18' clear MFG/ Warehouse Facility
- Highway access via Rt.2 to I-190
- COGEN Infrastructure in place 1.8 mega watts
- COGEN Infrastructure was installed in 2010 and cost \$7 M
- 26 acres (large paved lot)



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SPECIFICATIONS

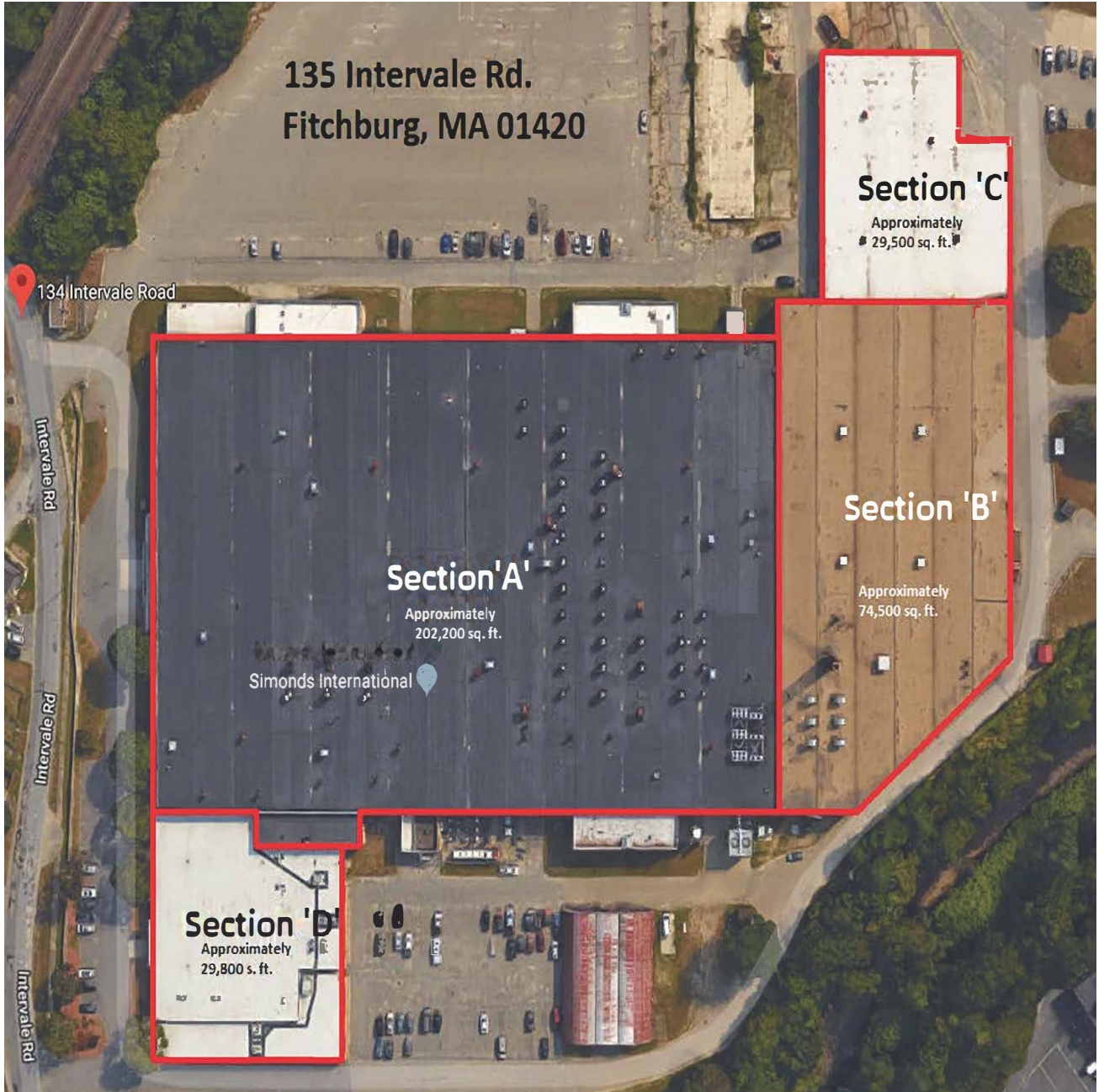
BUILDING SIZE	350,000 SF
AVAILABLE SPACE	350,000 s.f.
CONSTRUCTION	Block and steel
CEILING	18' clear
LOADING	Five (5) drive-in door & three (3) drive-in doors
UTILITIES	Gas - Natural; Heat - Gas, Sewer - City, Water - City
ELECTRIC	Onsite Natural Gas Fire (1.8 MW cogeneration of all heat + A/C) 3 Phase 400 v. with battery back up system Unitil is the Local Electric Provider Captured heat and power system (heat from generators and air chiller) provides all of the AC and heat in the main building at no cost and provides most of the AC and heat in the office area. Cools all process cooling water (cooling tower)
LIGHTING	LED
PARKING	300 Free Spaces are available
ROOF	EPDM: Roof A 202,200 s.f. Tar + Gravel Over Asphalt: Roof B peastone gravel over asphalt 74,500 s.f. PVC Membrane: Roof C & D 59,300 s.f.
YEAR BUILT	1947 (Renovations made in 1965)
TAXES & EXPENSES	\$0.36/sf
SALE	Market
COGEN Infrastructure	1.8 mega watt was installed in 2010: Cost \$7 M



EXCLUSIVE LISTING AGENT

THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

ROOF AERIAL MAP





PROPERTY PICTURES





MARKET OVERVIEW



FITCHBURG OVERVIEW

Fitchburg was first settled in 1740 and became incorporated by John Fitch in 1764. It has a great location in north Central Massachusetts being close to New Hampshire and 50 miles from Boston. The city of Fitchburg offers a small town feel with the busy city nearby that offers an abundance of amenities and resources. The city has excellent access via highway or MBTA commuter train. Fitchburg is home to Fitchburg State University and offers a wide variety of academic programs. Fitchburg offers a great school system along with numerous resources, amenities and services to those who live and work in Fitchburg.

The former reliance on the paper industry in the community has given way to a healthier economic diversification which now includes pharmaceuticals, tool and die makers, machine manufacturers, plastic molders and textile producers. Services (utilities, health care, education, and business services) now account for the largest share of employment, followed by manufacturing and trade.



FITCHBURG ECONOMY

- Fitchburg has an unemployment rate of 4.7%. The US average is 3.9%.
- Fitchburg has seen the job market increase by 3.9% over the last year. Future job growth over the next ten years is predicted to be 37.6%, which is higher than the US average of 33.5%.



FITCHBURG DEMOGRAPH-



POPULATION: 40,793



MEDIAN INCOME: \$50,617



MEDIAN AGE: 35



MEDIAN HOME VALUE: \$191,263



CORPORATE NEIGHBORS



F.W. WEBB COMPANY



BellSimons
COMPANIES
HVAC • REFRIGERATION • PLUMBING
Serving the Industry since 1940

Micron[®]
PRODUCTS, INC.

AVERY
DENNISON

Seaboard
FOLDING BOX

DS
Smith



LOCAL AREA AMENITIES



BARNES
& **NOBLE**



TARGET

THE MALL AT
WHITNEY FIELD
f t i w
www.TheMallatWhitneyField.com

Cumberland
FARMS

BJ's

MARKET
BASKET
"MORE FOR YOUR DOLLAR"

CVS
pharmacy



DOUBLE TREE
BY HILTON

DD

Ninety
Nine 99
RESTAURANT & PUB

Panera
BREAD[®]

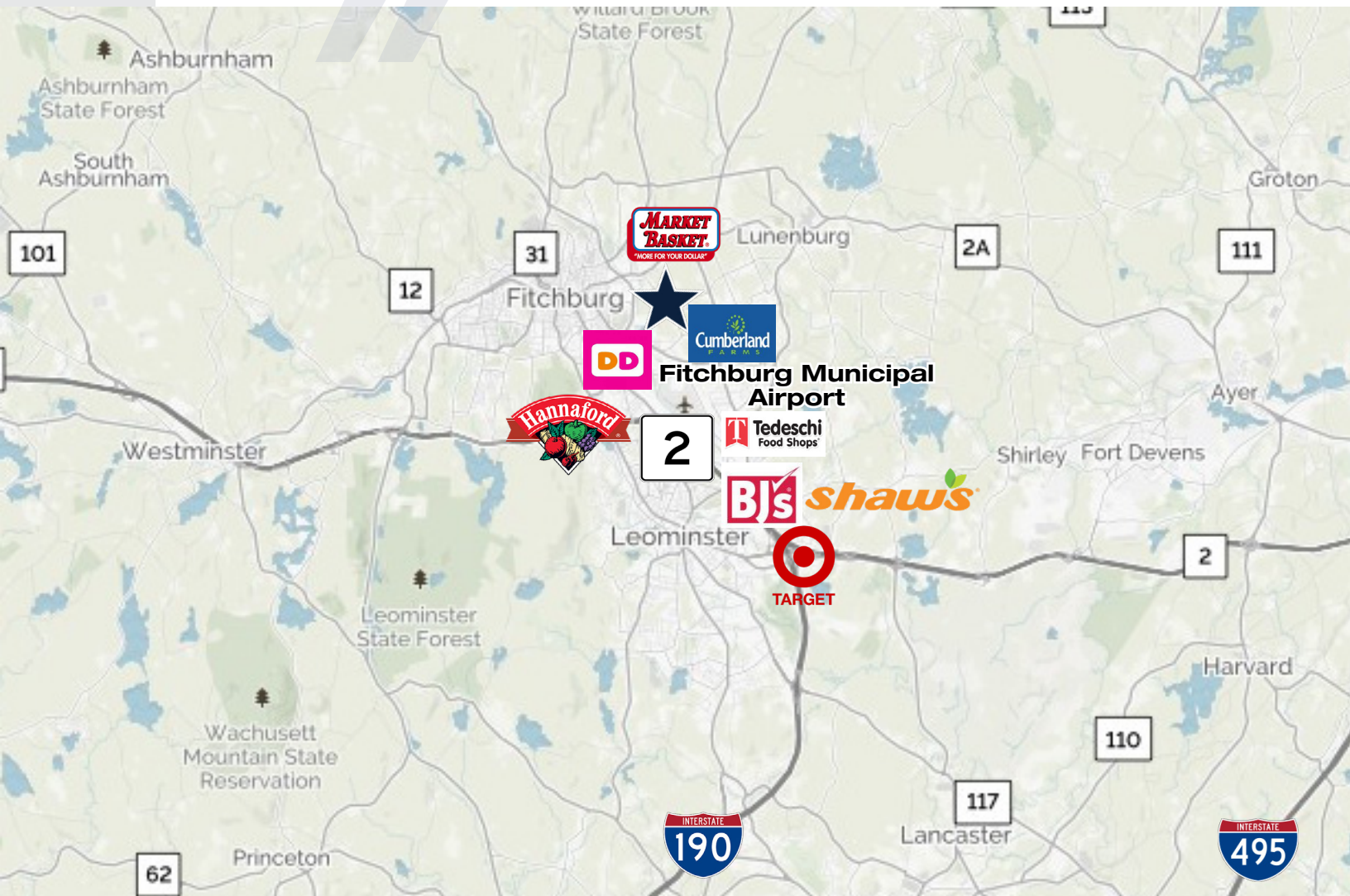
EST. 1943
UNO
PIZZERIA & GRILL



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

LOCATION

- Route 2 access from Leominster Fitchburg



EXCLUSIVE LISTING AGENT

THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

CONTACT:

ELLEN GARTHOFF 978-760-1263

DAVID STUBBLEBINE 617-592-3391

JAMES STUBBLEBINE 617-592-3388

Information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the option of inspecting the property to verify all information. Real estate brokers are not qualified to act as agents for or select experts with respect to legal, tax, environmental, building construction, soils/drainage or other such matters.