

# 135 INTERVALE ROAD

FITCHBURG, MA



**COGEN INFRASTRUCTURE:  
UP TO 10 MEGAWATTS OF POWER**



# 350,000 SF

MFG/WAREHOUSE BUILDING  
ON 26 ACRES FOR SALE OR  
LEASE

- WILL BE FULLY RENOVATED Q2 WITH NEW LED LIGHTS
- SUBDIVIDABLE
- COGEN INFRASTRUCTURE UP TO 10 MEGA WATTS
- 26 ACRES (LARGE PAVED LOT)

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



CUSTOM PAGE



**CEILING:** 18' clear

**INTERNAL**

**CONFIGURATION:** a. 202,000 s.f.: 18' to 28'6" (highest point)  
b. 74,500 s.f.: 13'9" (lowest point) to 28'11" (highest point)  
c. 29,500 s.f.: 17'6" to 20'2" (highest point)  
d. 29,800 s.f.: 11'11" (office ceiling)

**UTILITIES:** Gas - Natural; Heat - Gas, Sewer - City, Water - City  
Water: System consists of 6" (city pressure) main necked down to 3". This is for potable, sanitary and cooling tower backup. The sprinkler system is a 6' service to 10 active PIV's (risers). Also on site is 1 active well that services the cooling tower only

**ELECTRIC:** Onsite Natural Gas Fire (1.8 MW cogeneration of all heat + A/C)  
Phase 400 v. with battery backup 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)

**ROOF:** EPDM: Roof A 202,200 s.f.  
Tar + Gravel Over Asphalt: Roof B pea-stone gravel over asphalt 74,500 s.f.  
PVC Membrane: Roof C & D 59,300 s.f.



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

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

### PROPERTY HIGHLIGHTS

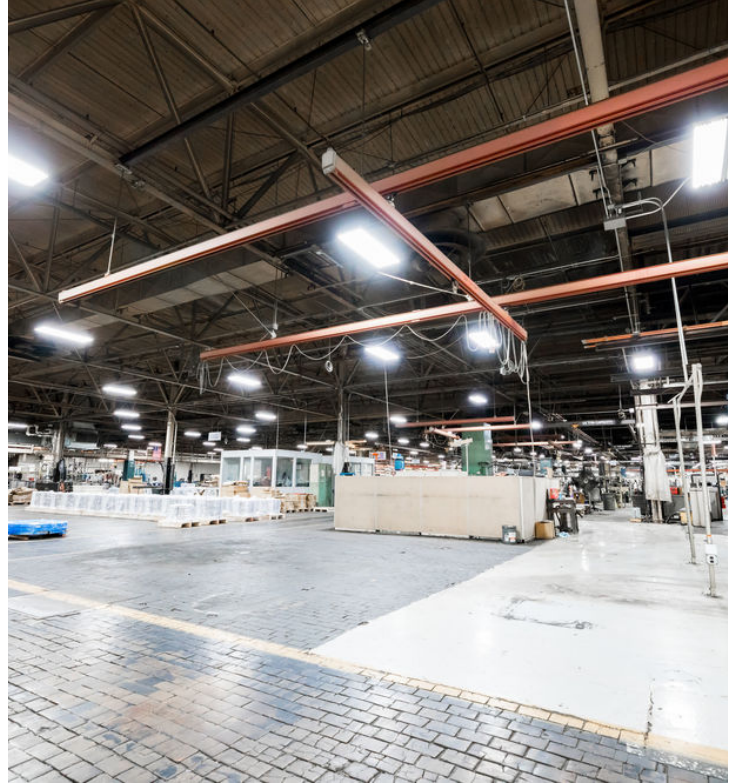
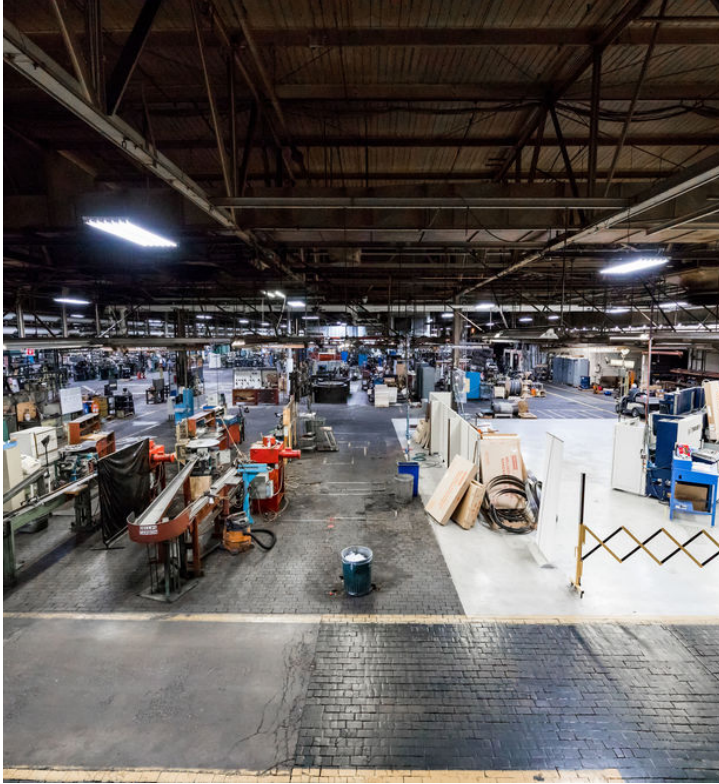
- WILL BE FULLY RENOVATED WITH NEW LED LIGHTS
- SUBDIVIDABLE
- COGEN INFRASTRUCTURE UP TO 10 MEGA WATTS (EXPANDABLE TO 10 MEGAWATTS)
- 26 ACRES (LARGE PAVED LOT)

### PROPERTY SPECIFICATIONS

BUILDING SIZE:	350,000 SF
AVAILABLE SF:	350,000 SF SUBDIVIDABLE
LOT SIZE:	26 ACRES
YEAR BUILT:	1947
RENOVATED:	1965
ZONING:	INDUSTRIAL
LOADING:	FOUR (4) TAILBOARD THREE (3) DRIVE-IN
LEASE RATE:	MARKET
SALE PRICE:	\$10,950,000 \$31.28/PSF



## ADDITIONAL PHOTOS



FLOOR PLANS

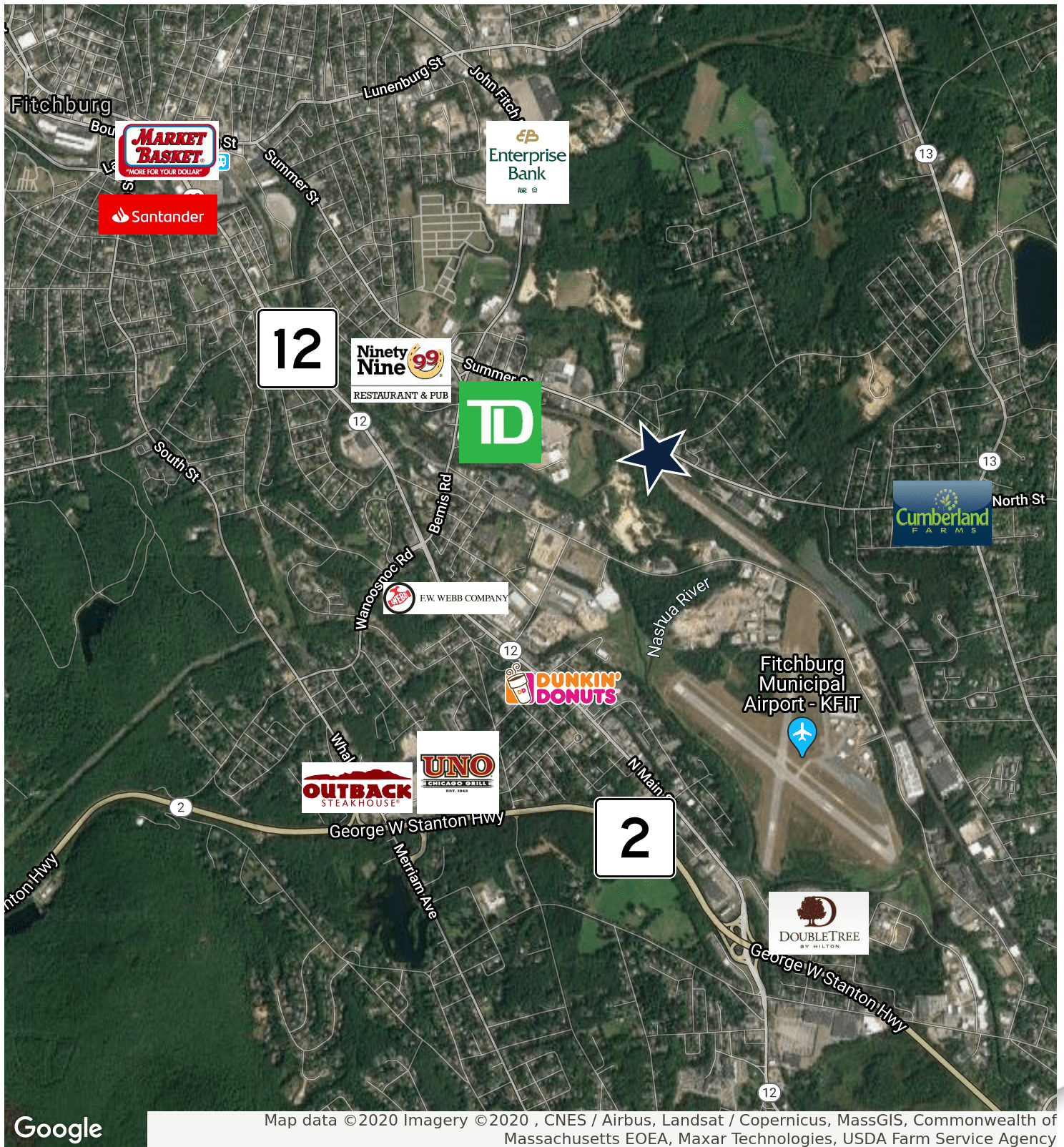








# RETAILER MAP





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FITCHBURG, MA



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