

101,017 SF WAREHOUSE/INDUSTRIAL BUILDING FOR LEASE ON 8.58 ACRES

- As the exclusive agent, The Stubblebine Company is pleased to offer 46 Development Road, Fitchburg, MA for Lease:
 - Built in phases from 1983 to 1991
 - 27'- 33' clear height
 - Seven (7) tailboard and two (2) drive-in doors
 - 8.58 acres
 - All utilities
 - Located in an established park just off Route 2





THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

Development Road, Fitchburg, MA



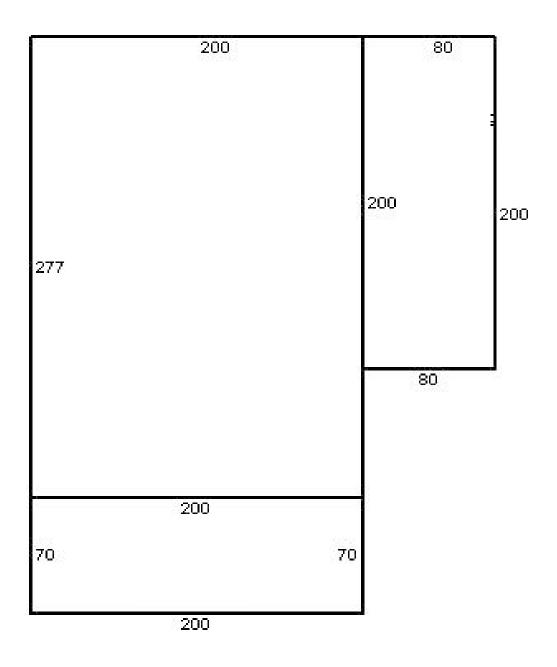
PROPERTY SPECIFICATIONS

BUILDING SIZE:	101,017 SF
MAIN BUILDING: ANNEX: MEZZANINE OFFICE:	69,717 SF (30'-33' CLEAR) 16,000 SF (27' CLEAR) 15,300 SF
FOOTPRINT:	85,717 SF
LAND AREA:	8.58 ACRES
ZONING:	WAREHOUSE/INDUSTRIAL
LOADING:	SEVEN (7) TAILBOARD AND TWO (2) DRIVE IN DOORS
POWER:	800 AMPS: 277/480 VOLT 3 PHASE, 4 WIRE
YEAR BUILT:	IN PHASES FROM 1983 TO 1991
ROOF:	SARNAFIL MEMBRANE ROOF PUT OVER STANDING SEAM ROOF IN 1999
RENTAL RATE:	MARKET

SITE PLAN



FLOOR PLAN





PHOTOS









CORPORATE NEIGHBORS















LOCAL AMENITIES















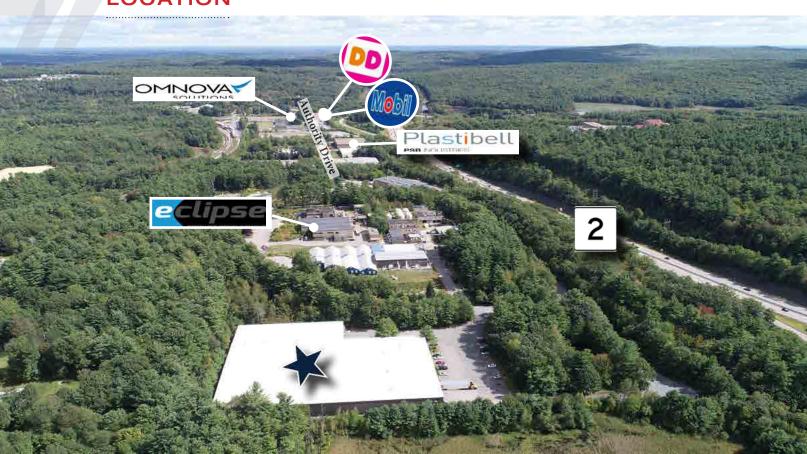






EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
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LOCATION





EXCLUSIVE LISTING AGENT

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CONTACT:

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