

**FOR
LEASE**

46 DEVELOPMENT ROAD FITCHBURG, MA

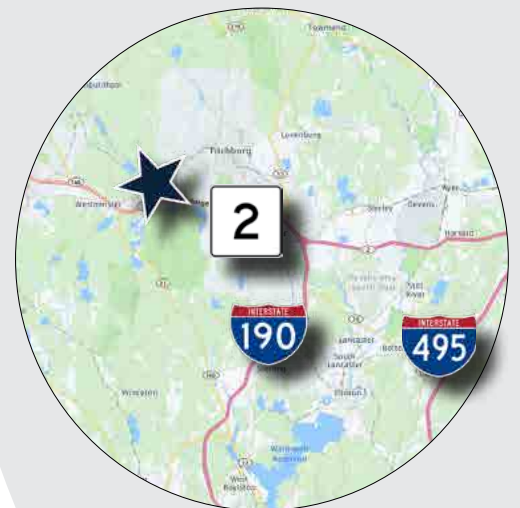


27' - 33' CLEAR HEIGHT

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



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

BUILDING SIZE:	101,017 SF
MAIN BUILDING:	69,717 SF (30'-33' CLEAR)
ANNEX:	16,000 SF (27' CLEAR)
MEZZANINE OFFICE:	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



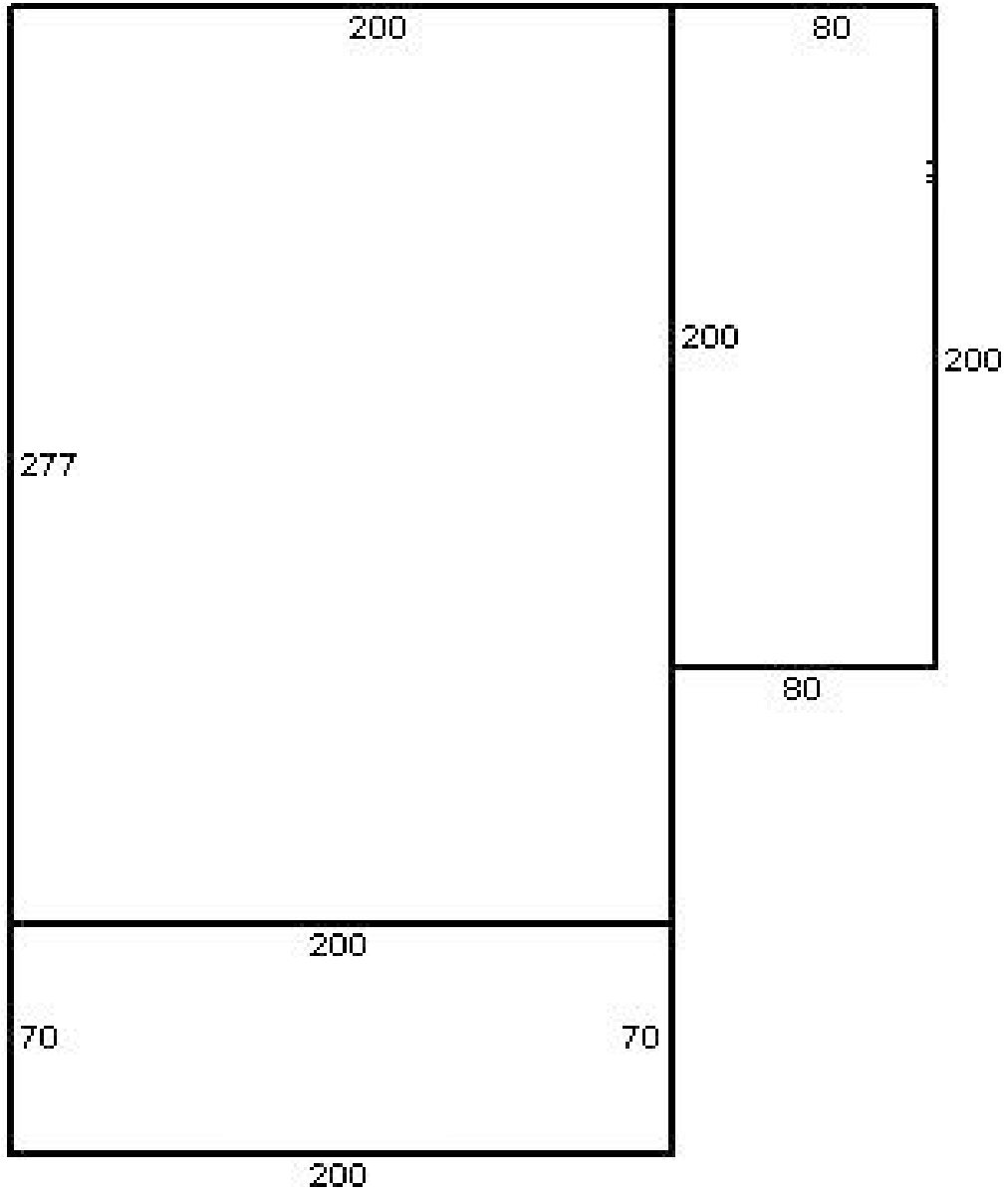
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SITE PLAN



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FLOOR PLAN



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PHOTOS



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CORPORATE NEIGHBORS

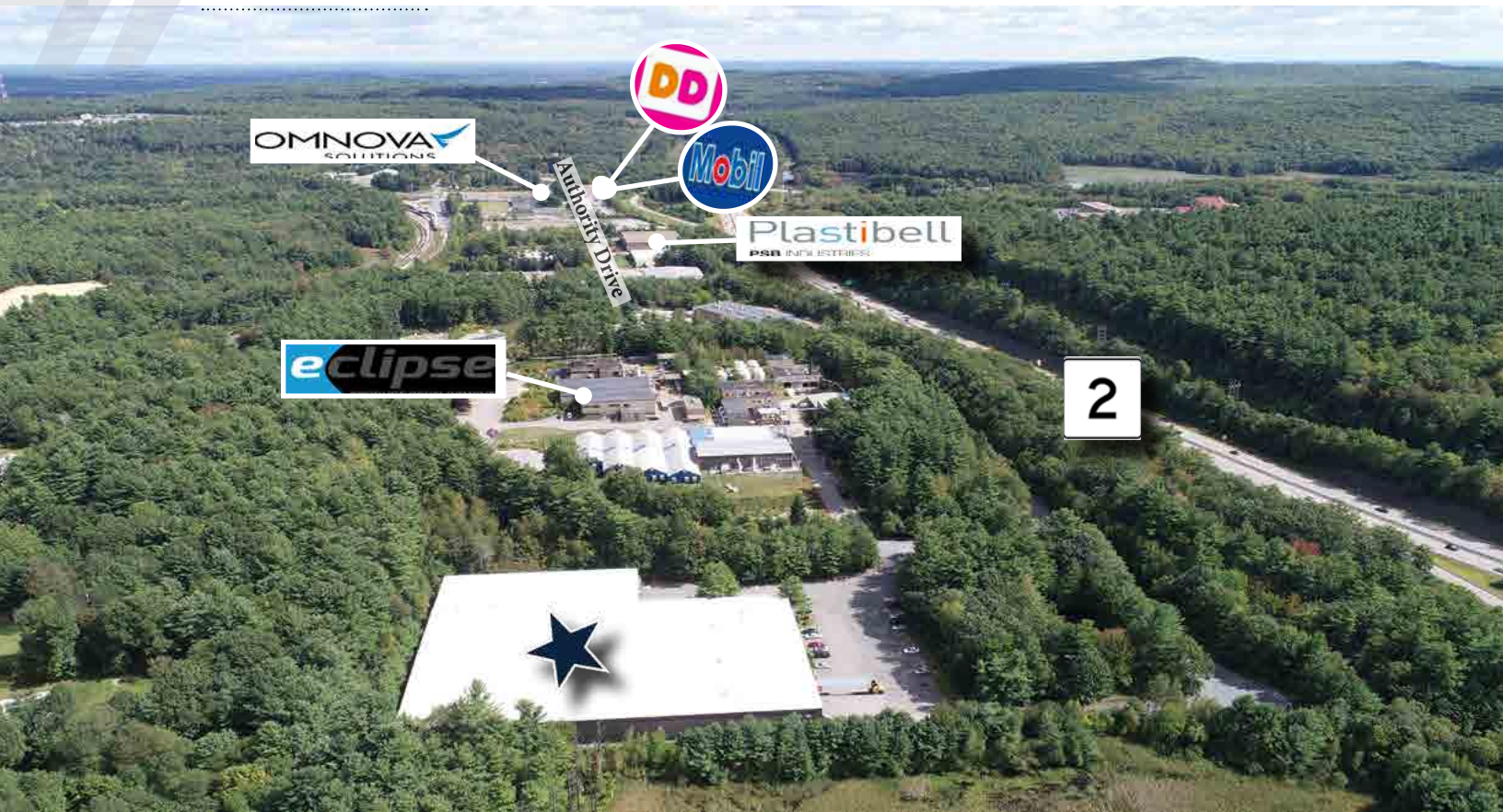


LOCAL AMENITIES



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LOCATION



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CONTACT:

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Distance To



1
mile



9
miles



25
miles