

135 INTERVALE ROAD

FITCHBURG, MA



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

350,000 SF

MFG/WAREHOUSE BUILDING
ON 17 ACRES FOR LEASE



- WILL BE FULLY RENOVATED Q2 WITH NEW LED LIGHTS
- SUBDIVIDABLE
- COGEN INFRASTRUCTURE UP TO 10 MEGA WATTS
- 17 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 17 ACRES
FOR SALE OR LEASE

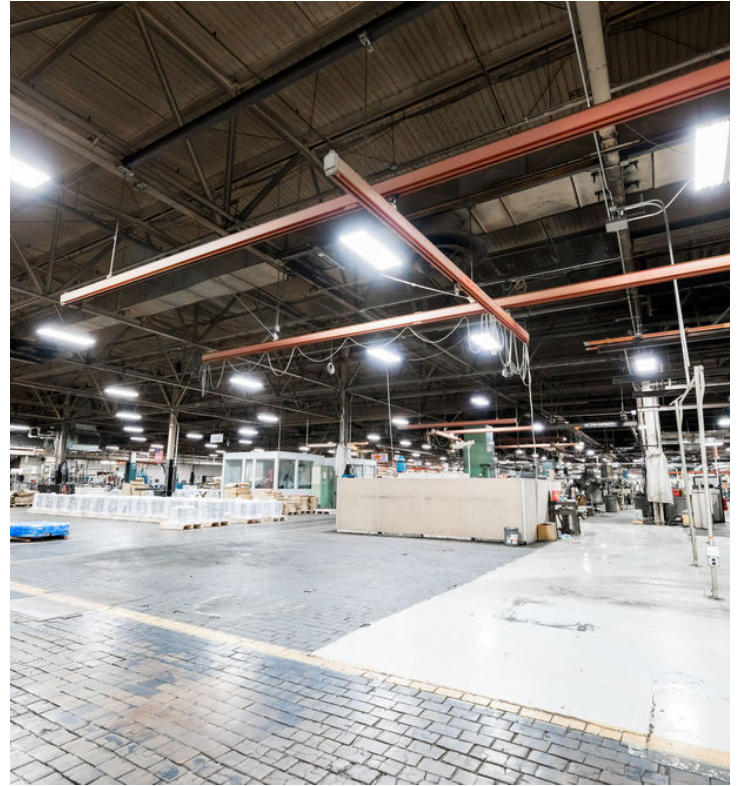
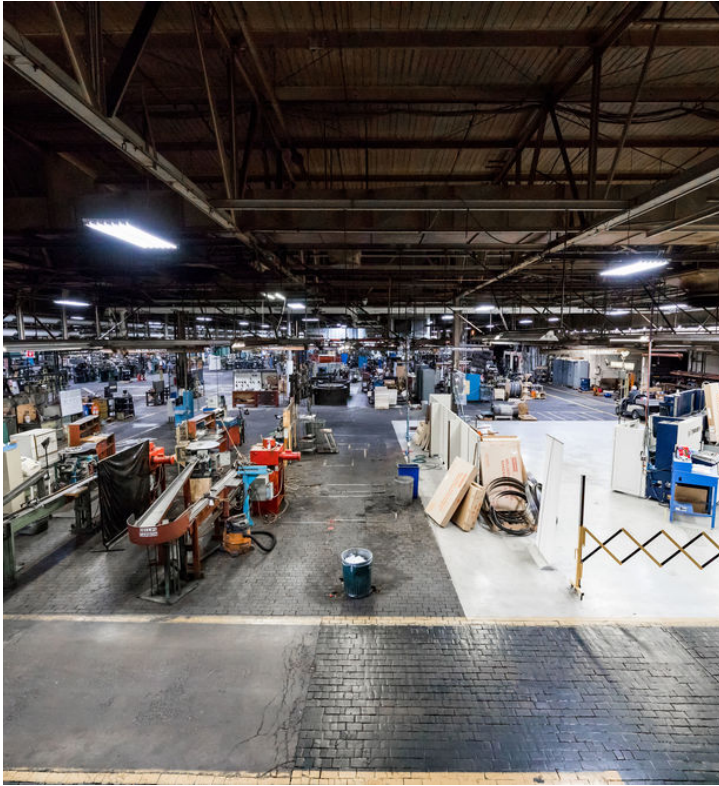
PROPERTY HIGHLIGHTS

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

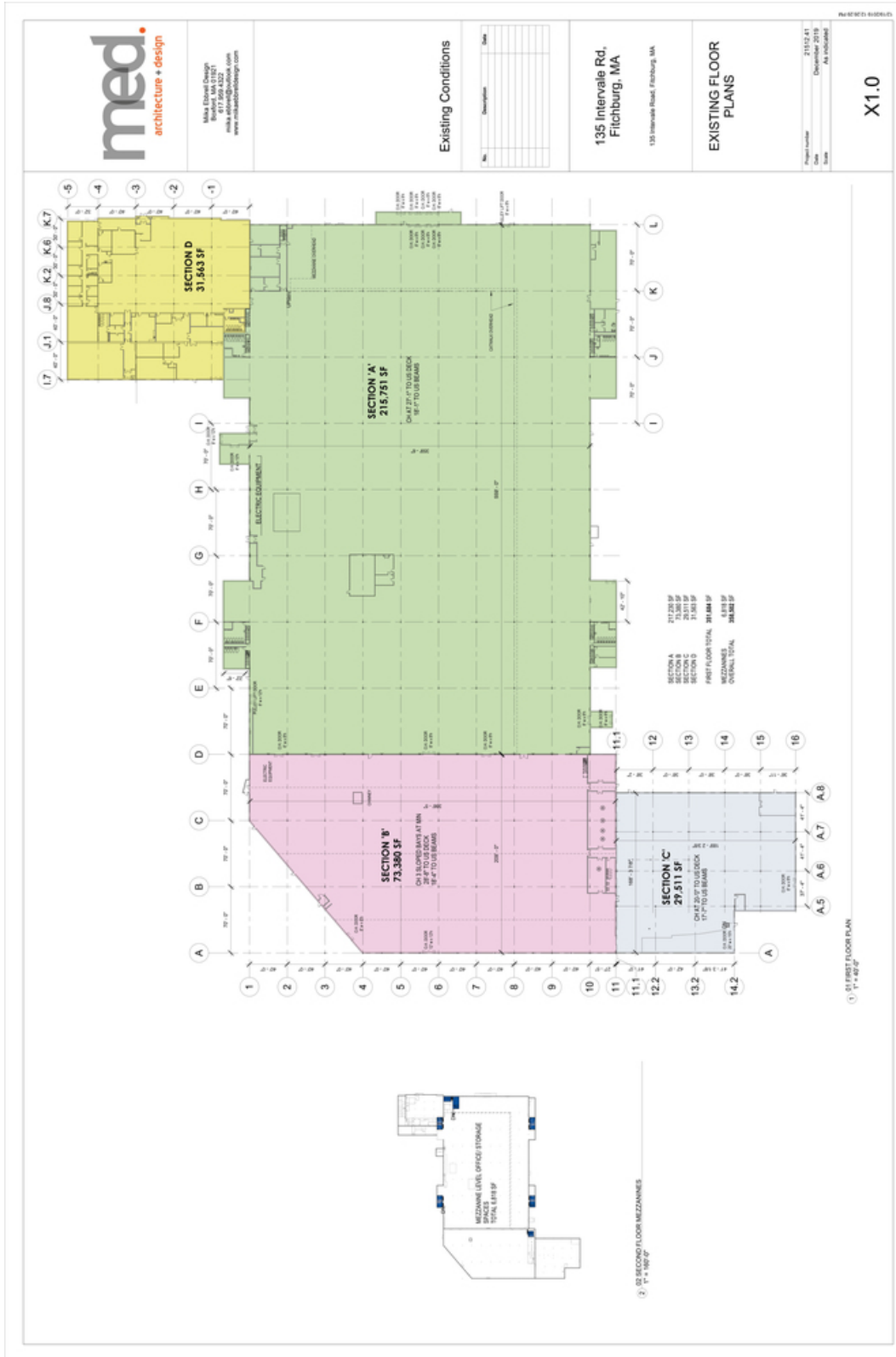
PROPERTY SPECIFICATIONS

BUILDING SIZE:	350,000 SF
AVAILABLE SF:	350,000 SF SUBDIVIDABLE
LOT SIZE:	17 ACRES
YEAR BUILT:	1947
RENOVATED:	1965
ZONING:	INDUSTRIAL
LOADING:	FOUR (4) TAILBOARD THREE (3) DRIVE-IN
LEASE RATE:	MARKET

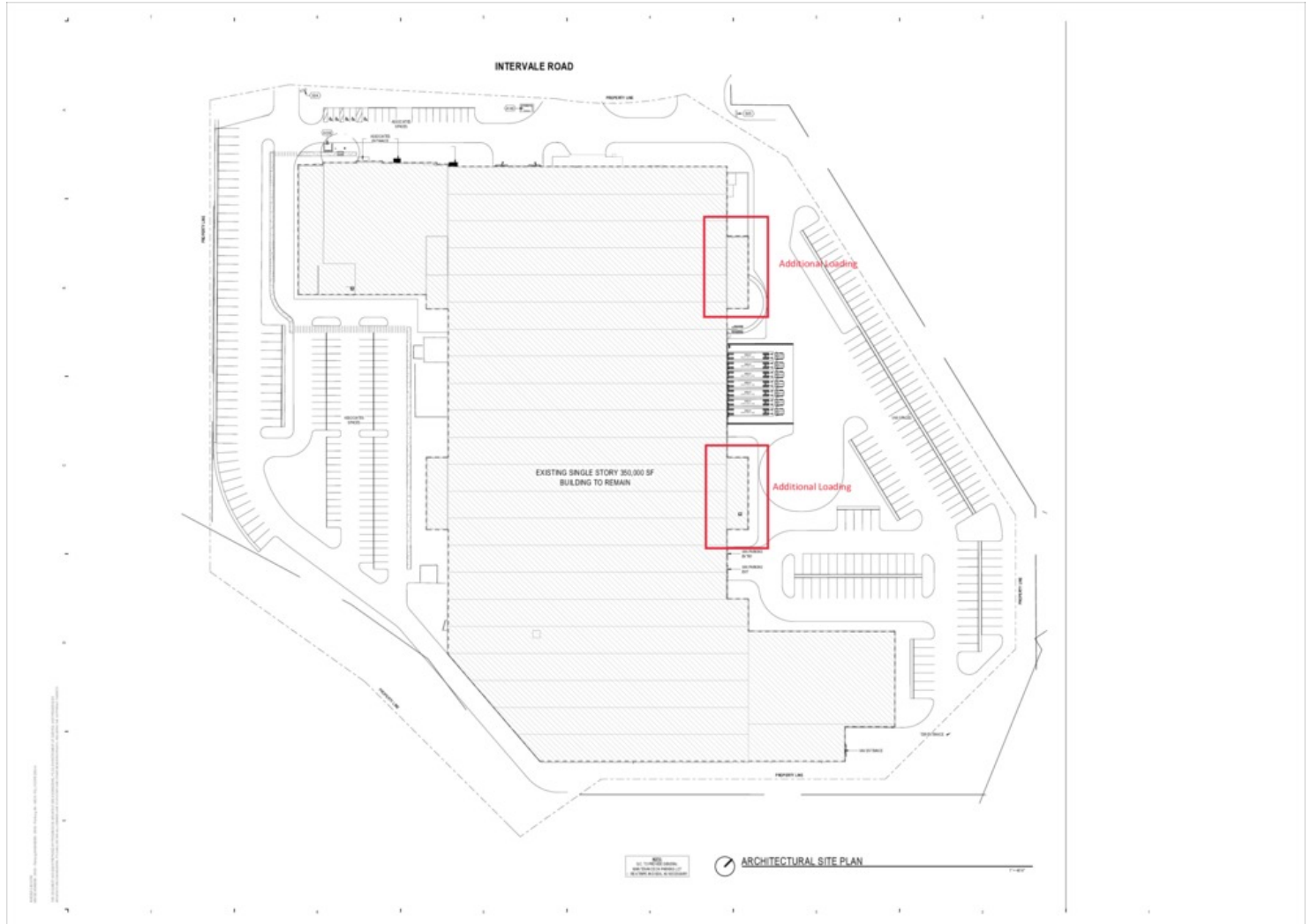
ADDITIONAL PHOTOS



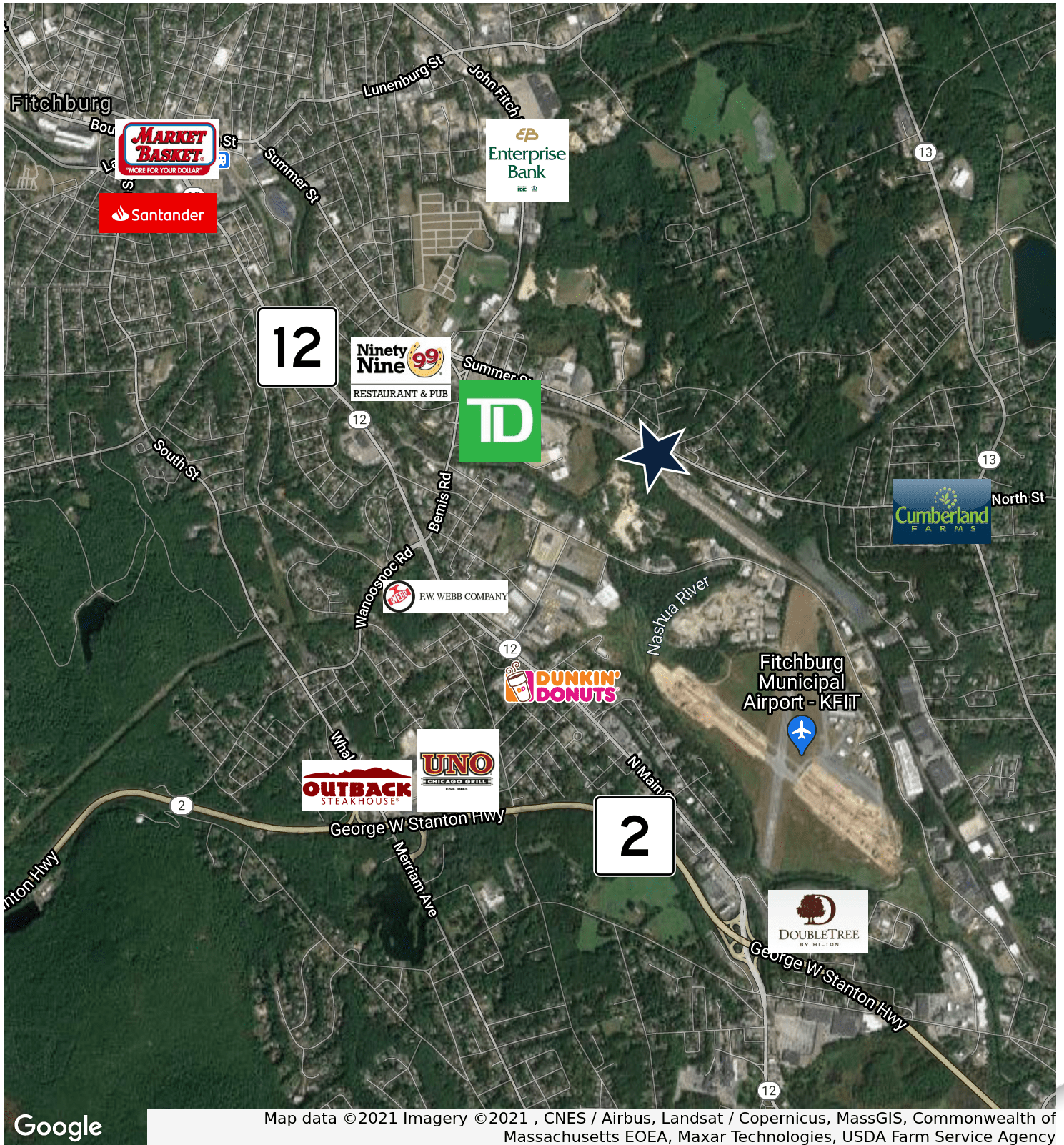
FLOOR PLANS



SITE PLAN



RETAILER MAP



135 INTERVALE ROAD

FITCHBURG, MA



CONTACT:

ELLEN GARTHOFF 978.760.1263
DAVID STUBBLEBINE 617.592.3391
JAMES STUBBLEBINE 617.592.3388
ALAN RINGUETTE 978.265.8112
DAVID SKINNER 617.999.0057

ELLEN@STUBBLEBINECOMPANY.COM
DAVID@STUBBLEBINECOMPANY.COM
JAMES@STUBBLEBINECOMPANY.COM
ALAN@STUBBLEBINECOMPANY.COM
DSKINNER@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL