

270 WESTMINSTER STREET

FITCHBURG, MA



APPROVED LOCATION

Come Grow With Us!

16,500 SF

INDUSTRIAL BUILDING
FOR LEASE

- 18' CLEAR
- 6 TAILBOARD AND 1 DRIVE-IN DOOR
- CLOSE PROXIMITY TO ROUTE 2

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

16,500 INDUSTRIAL BUILDING ON 1 ACRE FOR LEASE

PROPERTY HIGHLIGHTS

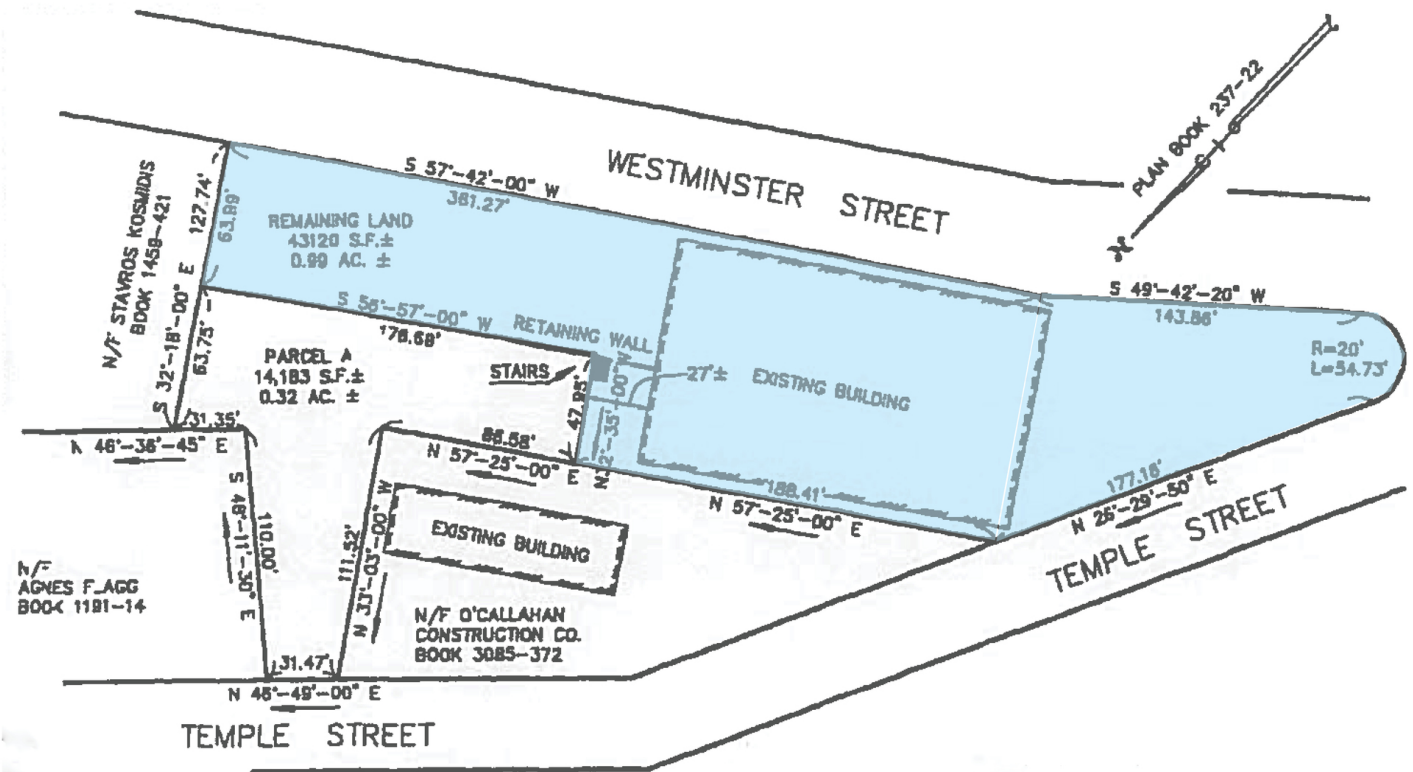
ROOF	RESEALED
SPRINKLER	WET SYSTEM (6' WATER MAIN)
POWER	400 AMPS 480 & 680 VOLTS
UTILITIES	GAS, TOWN WATER & SEWER
LOADING	SIX (6) LOADING DOCKS ONE (1) DRIVE-IN DOOR
CEILING HEIGHT	18' CLEAR
COLUMN SPACING	25'X41'
LIGHTING	LED
ZONING	INDUSTRIAL
OTHER	2,400 SF (60'X40') COOLER; COOLED TO 37 DEGREES

OFFERING SUMMARY

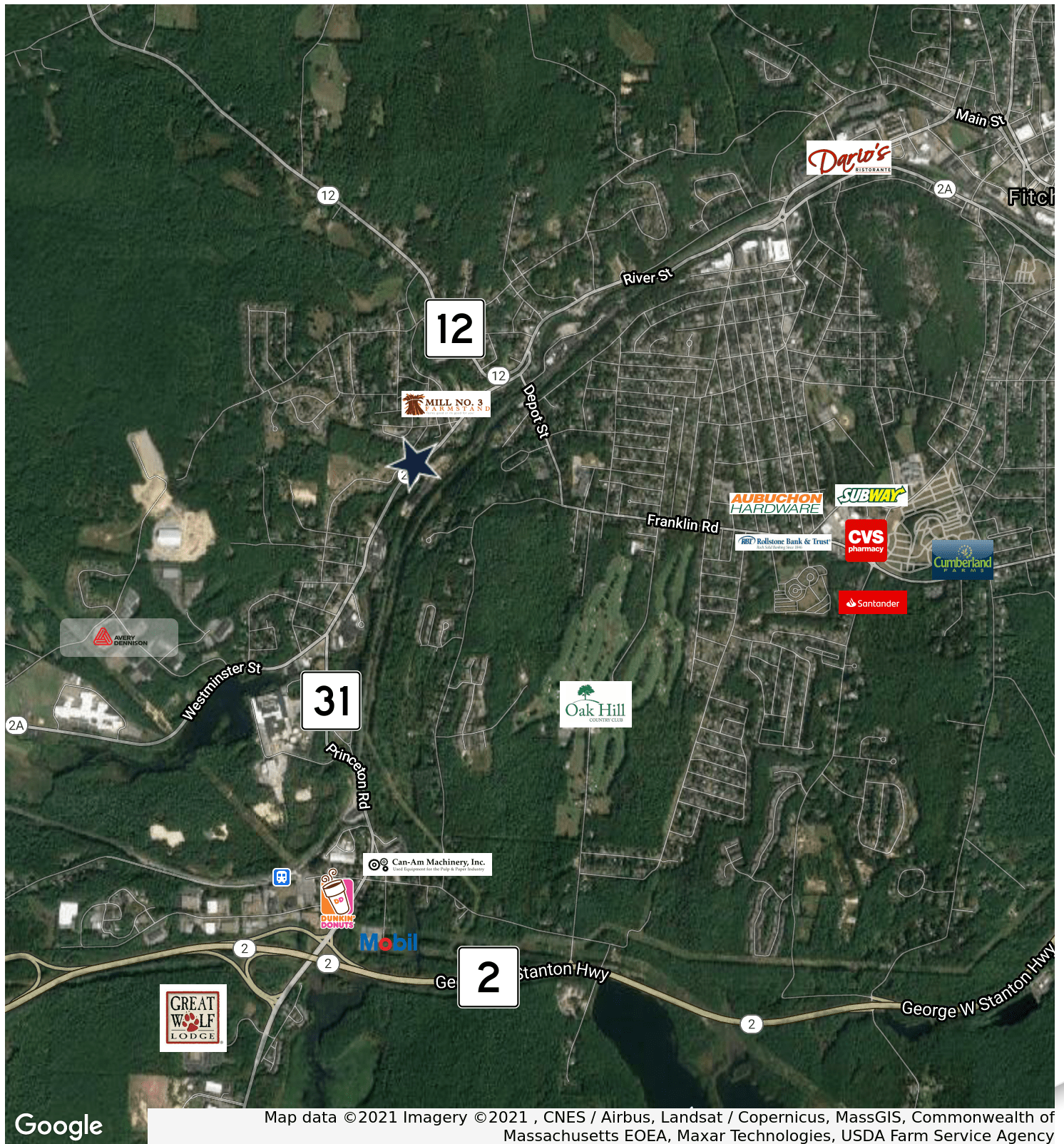
LOT SIZE:	1 ACRE
BUILDING SIZE:	16,500 SF
OFFICE SPACE:	1,000 SF
RENTAL RATE:	MARKET

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,559	23,593	59,788
TOTAL POPULATION	4,087	64,164	160,178
AVERAGE HH INCOME	\$72,730	\$65,318	\$72,513

SITE PLAN



LOCATION MAPS



270 WESTMINSTER STREET

FITCHBURG, MA



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