

46 DEVELOPMENT ROAD

FITCHBURG, MA



16,000 SF

HIGH-BAY WAREHOUSE SPACE
FOR LEASE

- 31' CLEAR HEIGHT
- TWO (2) TAILBOARD AND ONE (1) DRIVE-IN DOOR
- ALL UTILITIES
- LOCATED IN AN ESTABLISHED PARK JUST OFF ROUTE 2

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

16,000 SF HIGH-BAY WAREHOUSE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- ANNEX ADDED IN 1991
- AVAILABLE JUNE 1, 2022
- 31' 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

PROPERTY SPECIFICATIONS

BUILDING SIZE	101,017 SF
AVAILABLE	16,000 SF
LOT SIZE	8.58 ACRES
YEAR BUILT	1983
RENOVATED	1991
ZONING	WAREHOUSE/IND
LOADING	TWO (2) TAILBOARD ONE (1) DRIVE-IN
ROOF	SARNAFIL MEMBRANE OVER STANDING SEAM
LEASE RATE	MARKET

LOCATION MAPS



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