



ZERO AIRPORT RD

FITCHBURG, MA

183,456 SF | NEW CONSTRUCTION

- 40' CLEAR HEIGHT
- FULLY APPROVED: ALL PERMITS AND APPROVALS IN PLACE
- SUBDIVIDES TO 82,000 SF
- LOCATED 1 MILE FROM ROUTE 2 AND CLOSE TO THE INTERSECTION OF RT.2 / I-190
- BUILDING DELIVERY: Q3 2026 DELIVERY



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION:

183,456 SF Industrial Building for Lease

PROPERTY HIGHLIGHTS

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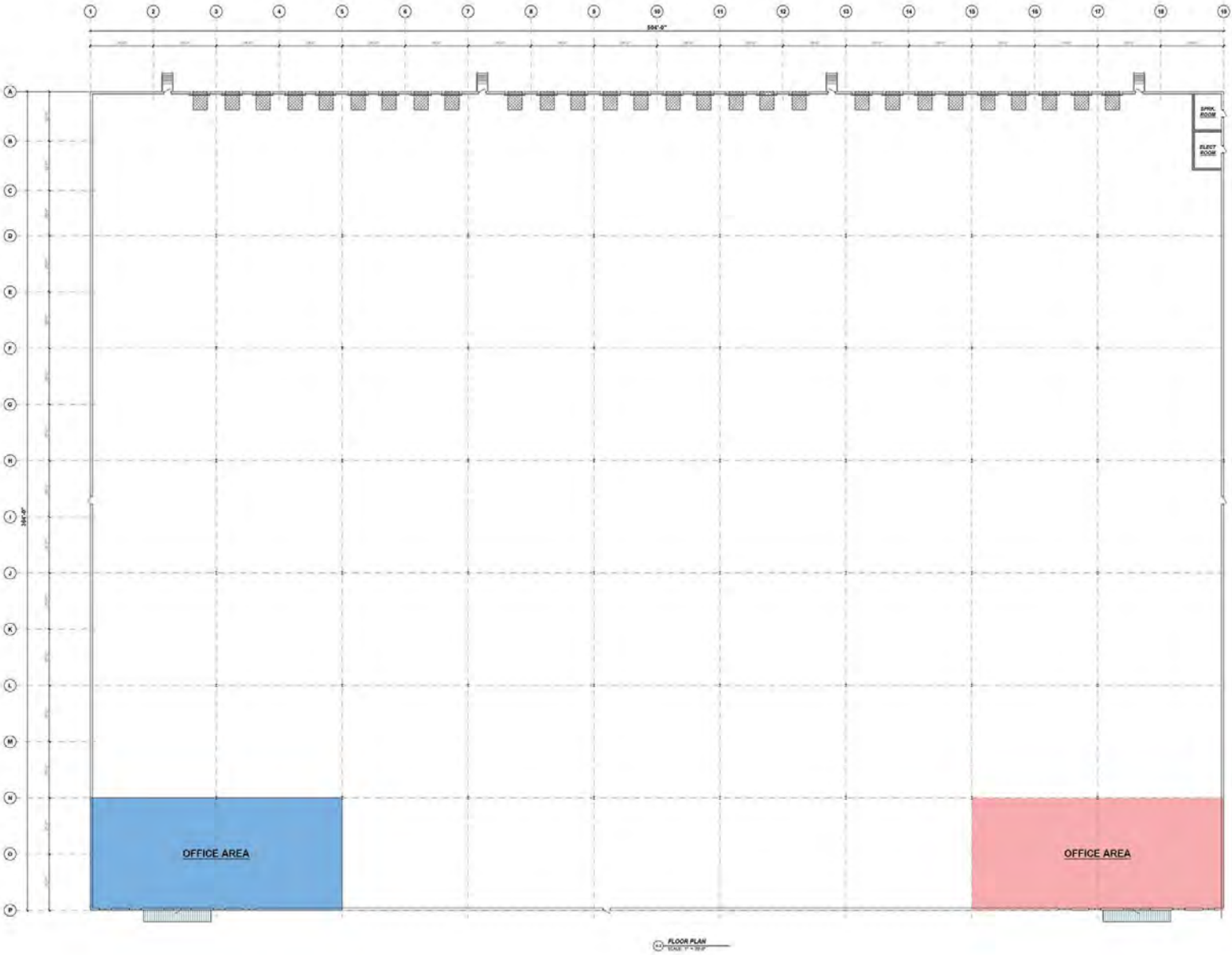
PROPERTY HIGHLIGHTS

BUILDING SIZE:	183,456 SF
SUBDIVISION:	82,000 SF
PROPERTY TYPE:	INDUSTRIAL. IDEAL FOR WAREHOUSE, DISTRIBUTION, MANUFACTURING AND ASSEMBLY
TOTAL ACREAGE:	43.8 ACRES
CLEAR HEIGHT:	40' CLEAR
ZONING:	INDUSTRIAL
COLUMN SPACING:	50' X 56'
LIGHTING:	LED
DIMENSIONS:	364' X 1008'
TAILBOARD LOADING:	61
CAR PARKING:	192 SPACES
UTILITIES:	PROPERTY HAS ALL UTILITIES INCLUDING SEWER
PERMITS:	ALL PERMITS IN PLACE
RENTAL RATE:	MARKET

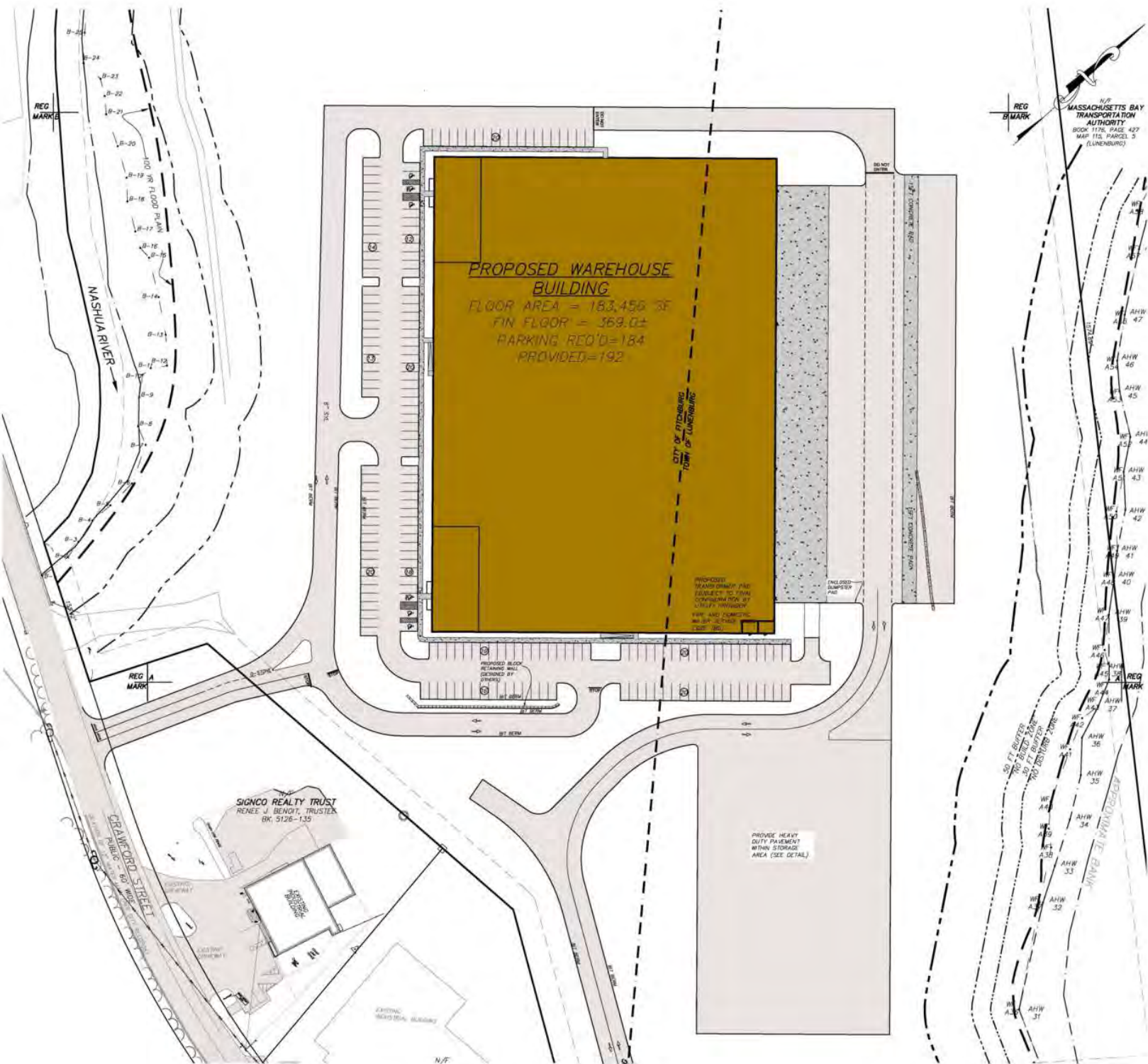
RENDERINGS

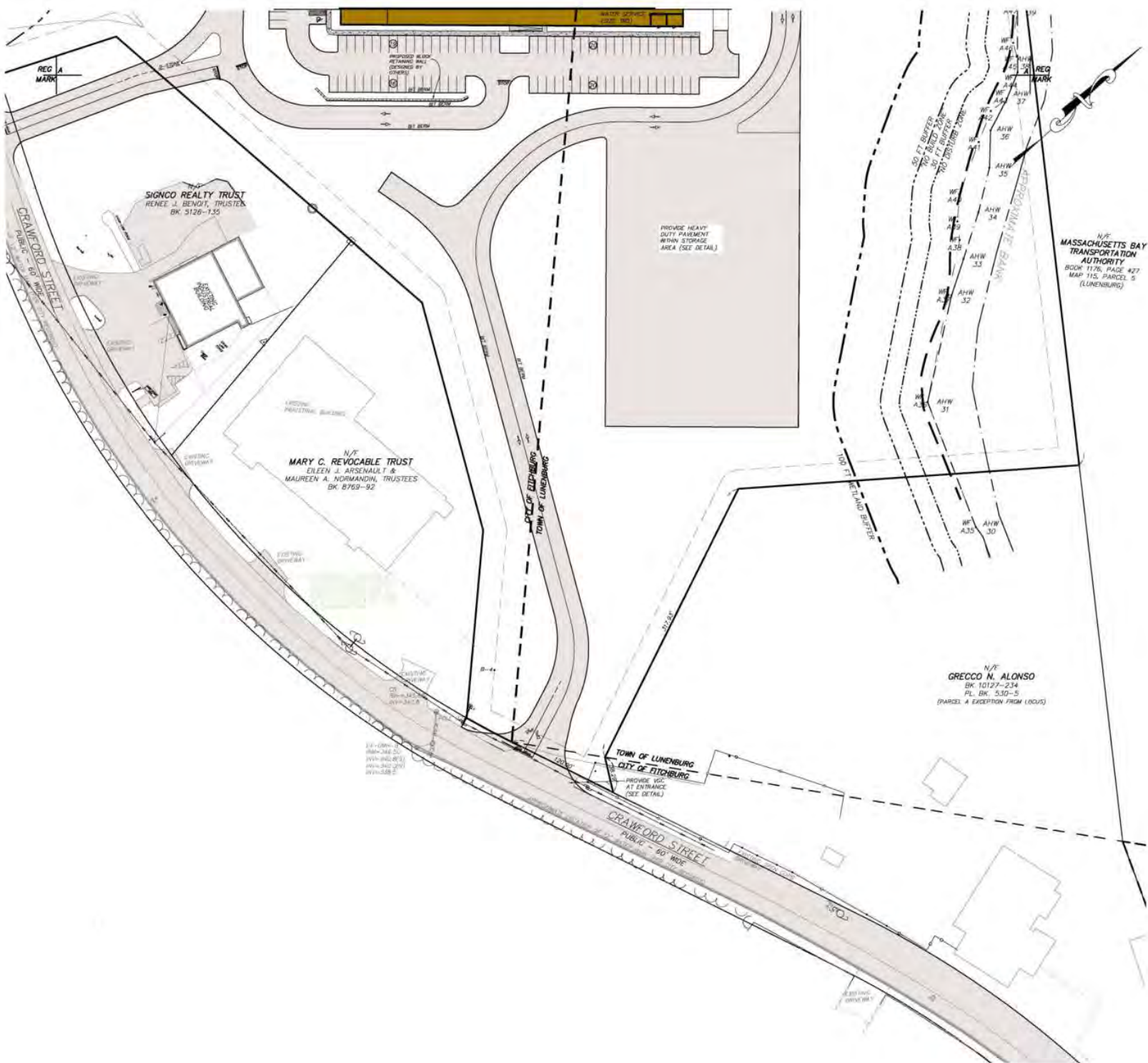


FLOOR PLAN



SITE PLANS





LOCATION MAP

FITCHBURG

2.5 MILES
9 MIN

LEOMINSTER

3.4 MILES
11 MIN

LUNENBURG

4.1 MILES
10 MIN

FITCHBURG



12



amazon

2

2A



13

PENSKE



LEOMINSTER



4.1 MILES
7 MIN

2

2 MILES
5 MIN

12

0.7 MILES
2 MIN



2 MILES
from
Fitchburg
Stop
2.7 MILES
from North
Leominster
Stop

2A

2.2 MILES
6 MIN

13

2.6 MILES
6 MIN



1.4 MILES
4 MIN

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