



100 GAME ON WAY

FITCHBURG, MA

FOR SALE | 113,000 SF NEW STATE OF THE ART SPORTS COMPLEX ON 96 AC

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THE
STUBBLEBINE
COMPANY

CURFAC INTERNATIONAL

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An aerial photograph of a school campus, featuring a large central building, several sports fields, and surrounding wooded areas. The image is darkened to serve as a background for the text.

PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY



PROPERTY DESCRIPTION

113,000 SF New State of the Art Sports Complex Building on 96 Acres

LOCATION HIGHLIGHTS

- 2.5 Miles from Route 2
- 8 Miles from Route 117
- 10 Miles from I-190

PROPERTY SPECIFICATIONS

TOTAL SIZE:	113,000 +/- SF
LOT SIZE:	96 +/- AC
ZONING:	Commercial Recreation (CR)
CEILING HEIGHT:	24' - 31'
PROPANE TANKS:	Eight (8) 1000 Gallon propane tanks for heat and cooking facilities
ELECTRICAL:	800 AMP/3 Phase
HVAC:	- 8 Trane dual compressor: Gas/Electric heat/AC units - 7.5 ton rooftop units - 1 Trane dual compressor: Gas/Electric heat - 10 ton rooftop unit
INDOOR COURTS:	10 Basketball or 14 Volleyball
AMENITIES:	Full-service restaurant, bar and grill, outside cafe, courtside concessions, and arcade



Game On Fitchburg fully opened in January 2022. Our 113,000 square foot, state-of-the-art indoor and outdoor facility situated on 96 acres, consists of 14 indoor volleyball courts or 10 indoor basketball courts, along with a full-service restaurant, bar and grill, courtside café concessions, an arcade, 6 axe throwing lanes, and much more.

We have 7 beautiful brand new outdoor turf fields that are all A performance Grade turf and are perfect for any and all sport's needs....practices, clinics, tournaments, and anything else. We also have plans to build a hotel on the property as well as 8 brand new baseball/softball turf fields and we are looking at adding additional outdoor turf fields.



EXTERIOR PHOTOS



INTERIOR PHOTOS



An aerial photograph of a sports complex, featuring several soccer fields and a large, modern building. The image is dark and serves as a background for the text.

LOCATION INFORMATION

SECTION 2

PREMIER LOCATION



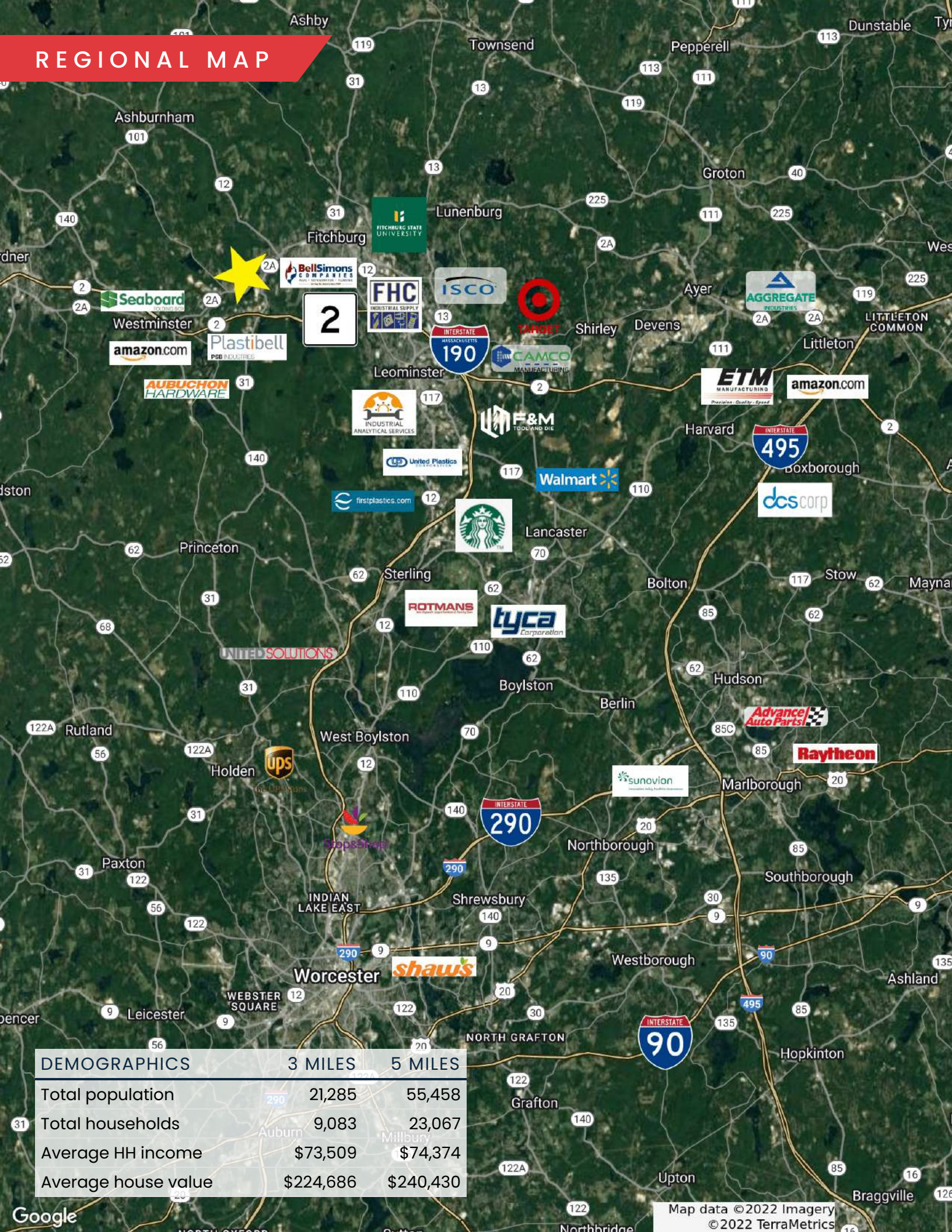
DISTANCE TO SUBJECT PROPERTY

WORCESTER, MA	25 MILES
BOSTON, MA	56 MILES
CONCORD, NH	56 MILES
PROVIDENCE, RI	64 MILES
HARTFORD, CT	87 MILES
PORTLAND, ME	127 MILES
STAMFORD, CT	164 MILES
BURLINGTON, VT	189 MILES
NEW YORK CITY, NY	204 MILES
NEWARK, NJ	211 MILES

POPULATION DENSITY

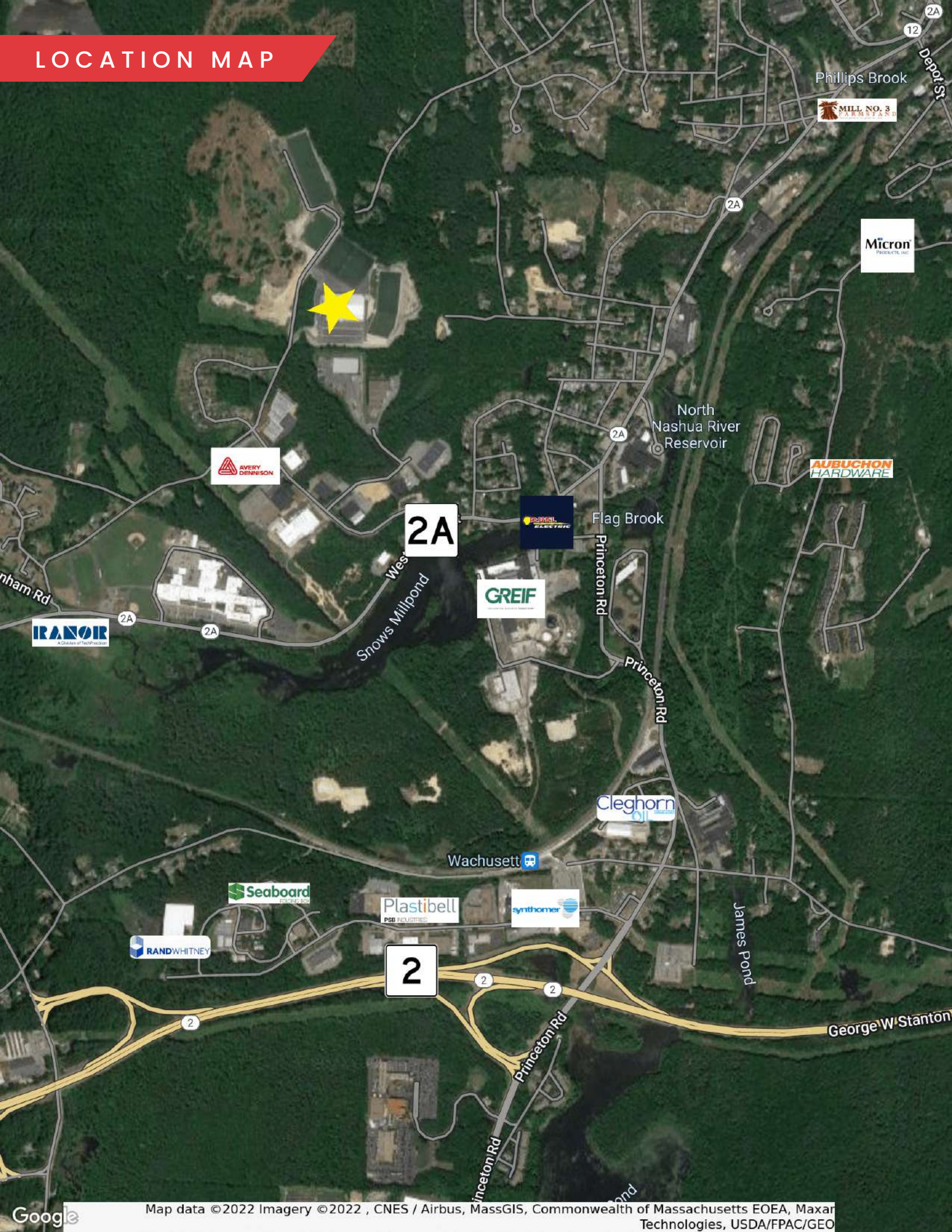
	50 MILE RADIUS	100 MILE RADIUS	300 MILE RADIUS
POPULATION:	7.12M	12.5M	50.5M
10-YEAR PREDICTED POPULATION GROWTH:	4.9%	4%	3.3%
AVERAGE INCOME:	\$84,551	\$76,571	\$76,708

REGIONAL MAP



DEMOGRAPHICS	3 MILES	5 MILES
Total population	21,285	55,458
Total households	9,083	23,067
Average HH income	\$73,509	\$74,374
Average house value	\$224,686	\$240,430

LOCATION MAP



IRANOR

EVERY DENNISON

2A

GREIF

POWER ELECTRIC

Flag Brook

Princeton Rd

Princeton Rd

Cleghorn

Wachusett

Seaboard

Plastibell

synthomer

RANDWHITNEY

2

2

2

Princeton Rd

James Pond

George W Stanton

Phillips Brook

MILL NO. 3

Micron

AUBUCHON HARDWARE

North Nashua River Reservoir

ingham Rd

2A

2A

West
Snows Millpond

12

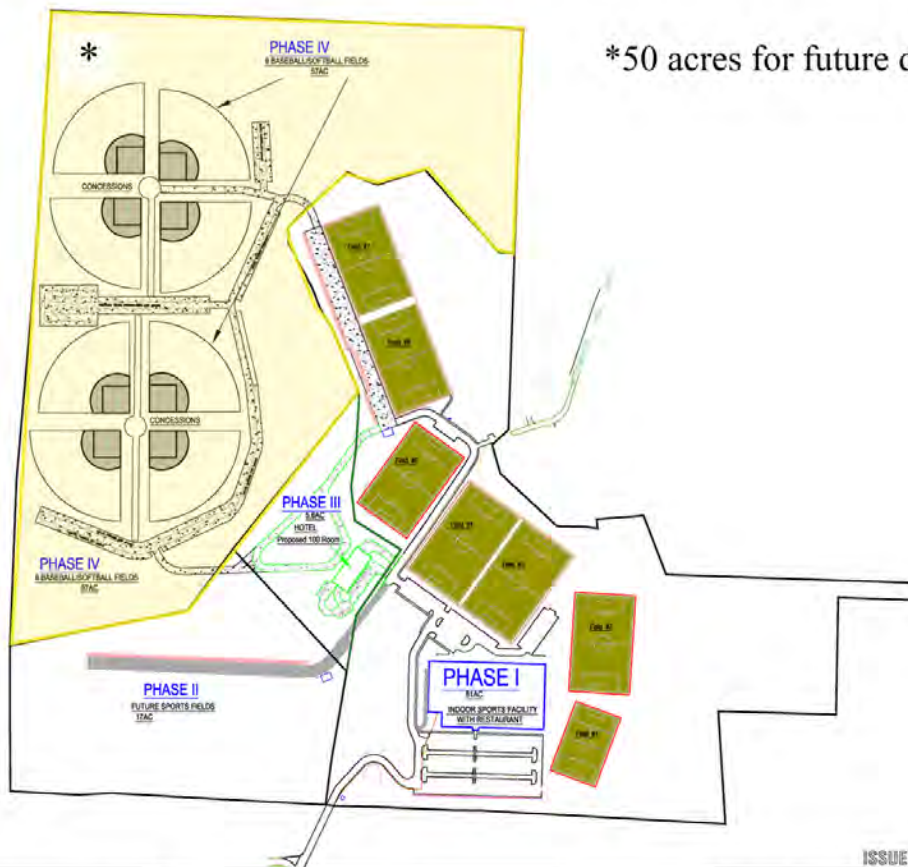
Dept St

2A

2A

2

EXISTING SOCCER FIELDS & FUTURE DEVELOPMENT



*50 acres for future development

GENERAL NOTES:

1. REFER TO GENERAL NOTES ON SHEET 01.1

GENERAL GRADING NOTES:

- 1. CONTRACTOR SHALL PLACE ALL EROSION CONTROL MEASURES AS SHOWN ON SHEETS 02.1 THROUGH 02.4 PRIOR TO CONSTRUCTION.
- 2. FOR LANDFILL AND DIMENSIONING INFORMATION SEE SHEETS C3.1 THROUGH C3.4.
- 3. ALL GRADES SHOWN ARE FINISHED GRADE. CONTRACTOR SHALL CONSTRUCT PAVEMENT BASED ON THE DETAILS SHOWN ON SHEET C4.5.
- 4. STOCKPILING OF EXCESS MATERIAL SHALL BE DONE UPGRADE OF EROSION CONTROL BARRIERS.
- 5. ALL CATCH BASINS AND MANHOLES ARE TO BE PRECAST CONCRETE.
- 6. CATCH BASINS FOR #1-20 LOADING. CONTRACTOR TO SUBMIT MANUFACTURER'S CUT-SHEETS FOR APPROVAL PRIOR TO CONSTRUCTION.
- 7. CONTRACTOR TO STRIP TOP AND SUB SOL FROM UNDER ALL PAVEMENT AND PAVING AREAS.
- 8. ALL CATCH BASIN AND MANHOLE CASTINGS TO BE ADJUSTED TO FINAL GRADE PRIOR TO PLACING THE HEAVING COVER.
- 9. SEE EROSION CONTROL PLANS ON SHEETS 02.1 THROUGH 02.8 FOR INFORMATION ON SOIL STABILITY AND EROSION CONTROL.
- 10. ACCESS ROADS AROUND THE PROPOSED INDOOR FACILITY ARE TO BE * BUFFERED AWAY FROM THE BUILDING.

ISSUED FOR CONCEPTUAL APPROVALS

PREPARED BY:
DUCHARME & DILLIS
 Civil Design Group, Inc.
 CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS
 1022 MAIN STREET, P.O. BOX 428 BOSTON, MASSACHUSETTS 02142 PHONE: (617) 776-8991 FAX: (617) 776-5290 www.Ducharme&Dillis.com

OWNER:
 FITCHBURG SOCCER LLC
 P.O. BOX 509
 LUNENBURG, MA 01462

APPLICANT:
 FITCHBURG SPORTS LLC
 P.O. BOX 509
 LUNENBURG, MA 01462

SCALE:

DATE: 12/1/19

DESIGN BY: JPL

DRAWN BY: JPL

CHECKED BY: JPL

DATE: 12/1/19

DATE: 12/1/19

DATE: 12/1/19

GAME ON PHASE PLAN				JOB NO.
GAME ON WAY				3344
FITCHBURG, MASSACHUSETTS				DRAWING NO.
				3346-010
				SHEET NO.
NO.	DATE	DESCRIPTION	BY	

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