



# 180 MAIN STREET

**FITCHBURG, MA 01420**

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**FOR LEASE | 12,198 SF ON 0.55 AC**

**JAMES STUBBLEBINE  
DEVON WAGNER**

**617.592.3388  
857.362.0142**

**james@stubblebinecompany.com  
devon@stubblebinecompany.com**



**THE  
STUBBLEBINE  
COMPANY**

**CORFAC INTERNATIONAL**

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

12,198 Flex Space for Lease

## PROPERTY HIGHLIGHTS

- 2 Stories
- 6-Bay Garage
- Office and Warehouse Space
- New Heating System
- Excellent Visibility

## OFFERING SUMMARY

AVAILABLE SF:	12,198 SF
LOT SIZE:	0.55 AC
YEAR BUILT:	1969
CONSTRUCTION:	STEEL
EXTERIOR WALL:	CONCRETE BLOCK
ZONING:	DOWNTOWN BUSINESS (DB)
HEAT:	OIL

## ZONING ALLOWS:

- Motor Vehicle Repair/Body/Service Shop (with special permit)
- Vehicle Salvage Yard (with special permit)
- Open-Air Storage
- Business/Professional Office
- Light/Heavy Manufacturing
- Wholesale/Warehouse/Self-Storage/Distribution
- Lumberyard
- Research and Testing
- Publishing and Printing

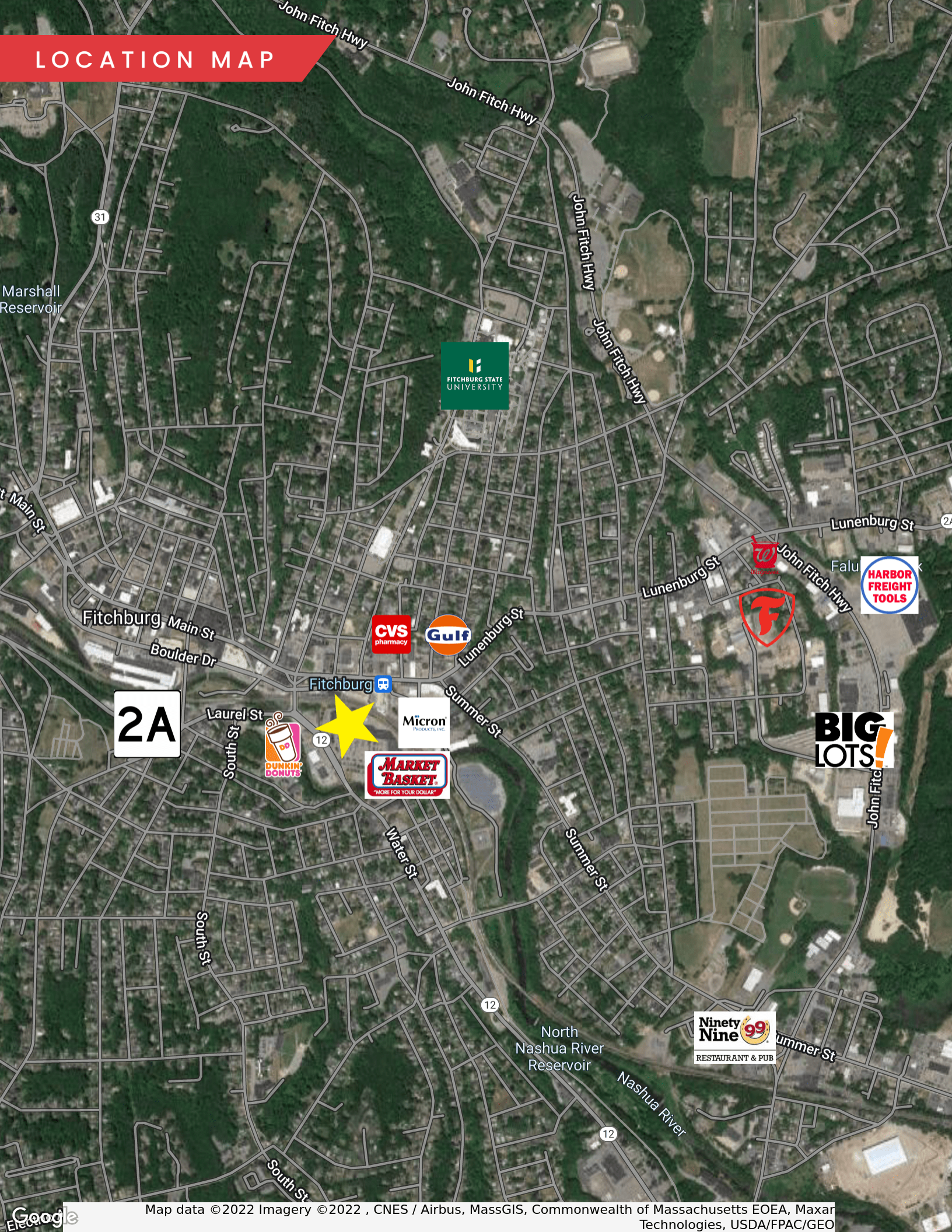
# SITE PHOTOS



# INTERIOR PHOTOS



# LOCATION MAP



2A



12



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