



35 DANIELS ST

FITCHBURG, MA

FOR SALE | 238,000 SF MANUFACTURING BUILDING ON 3.6 ACRES

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

238,000 SF Manufacturing Building on 3.6 Acres

PROPERTY HIGHLIGHTS

- New Roof Installed in 2014
- Located 2.5 Miles from Route 2, and 9.5 Miles from I-190

ADAPTIVE INDUSTRIAL ZONING

Adaptive Industrial (AI) Zoning District allows a property owner to elect to have the property governed by the provisions of the Industrial (I) District which shall be deemed the default zoning in the event the owner decides to not utilize the provisions of AI.

OFFERING SUMMARY

BUILDING SIZE:	238,000 SF
LOT SIZE:	3.6 AC
LOADING:	4 EXTERIOR DOCKS
PARKING:	25 SPACES
ZONING:	ADAPTIVE INDUSTRIAL (AI)
HEAT:	GAS
SALE PRICE:	\$2,450,000

ZONING ALLOWS: (WITH SPECIAL PERMIT)

- Multi-family Development
- Educational Uses
- Nursing Home
- Hotel/Inn/Motel
- Medical Office
- Manufacturing (Light & Heavy)
- Wholesale, Warehouse, Distribution
- Self-Storage
- Marijuana

ADDITIONAL PHOTOS



INTERIOR PHOTOS



LOCATION MAP



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FITCHBURG, MA 01420

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