



35 DANIELS ST

FITCHBURG, MA

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

DAVID STUBBLEBINE
JAMES STUBBLEBINE
ALAN RINGUETTE
CHLOE STUBBLEBINE
RAEGAN HILL

617.592.3391
617.592.3388
978.265.8112
781.879.2543
978.833.4271

david@stubblebinecompany.com
james@stubblebinecompany.com
alan@stubblebinecompany.com
chloe@stubblebinecompany.com
raegan@stubblebinecompany.com



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:	\$2,750,000

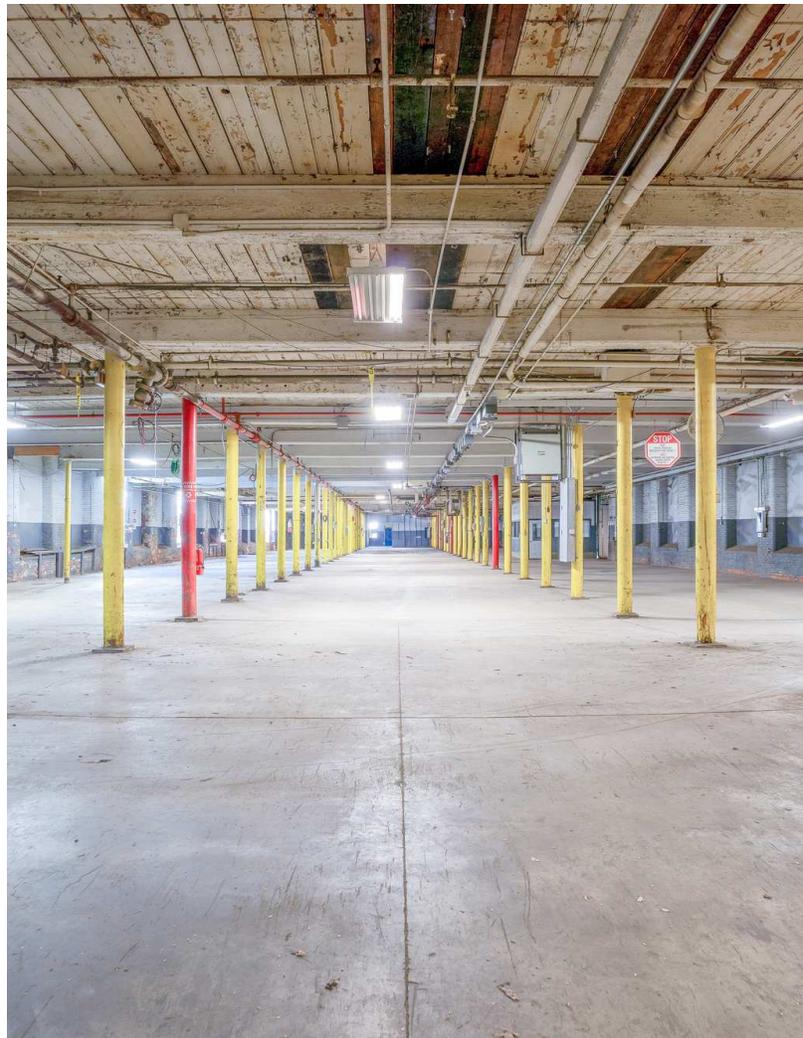
ZONING ALLOWS: (WITH SPECIAL PERMIT)

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

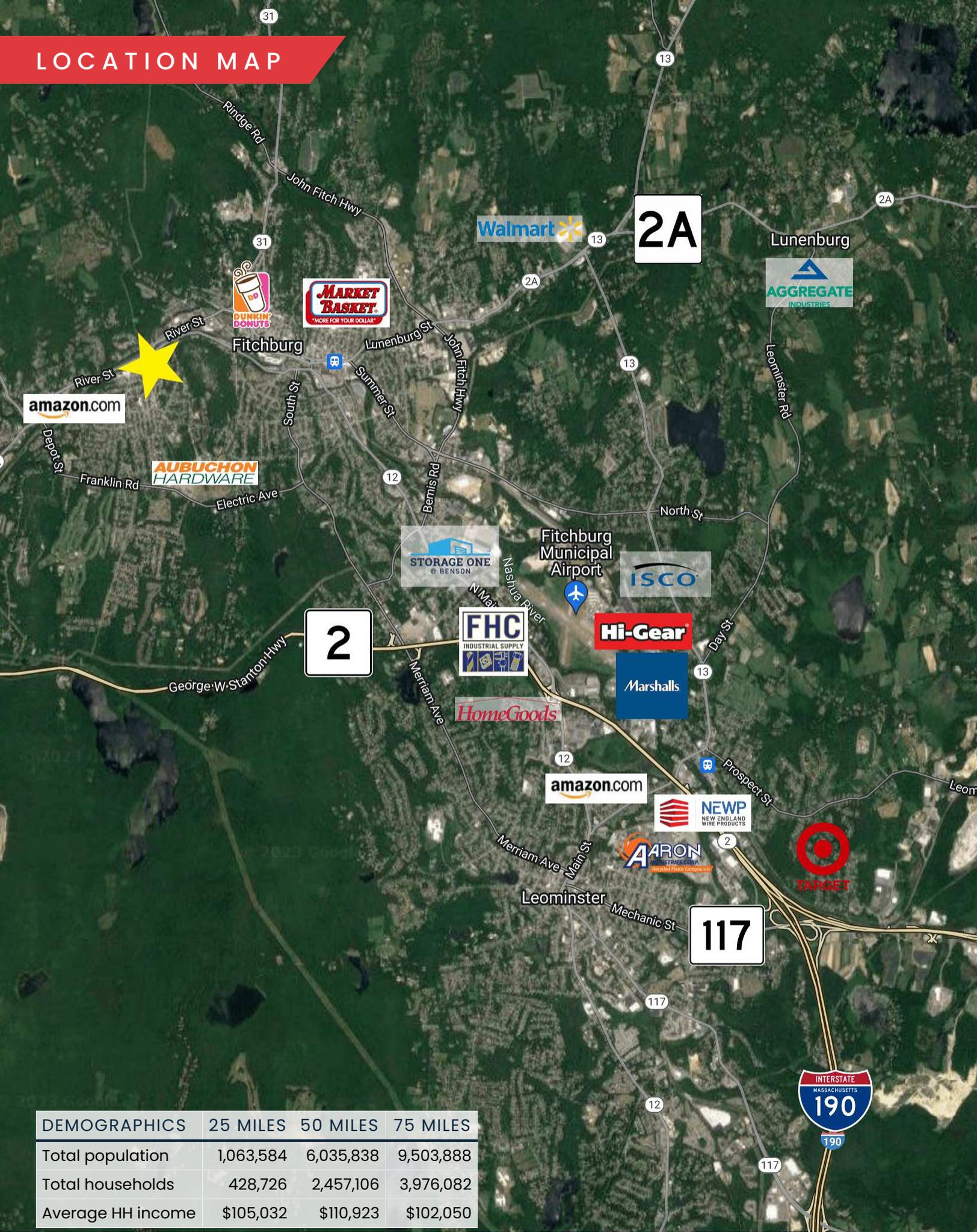
ADDITIONAL PHOTOS



INTERIOR PHOTOS



LOCATION MAP



DEMOGRAPHICS	25 MILES	50 MILES	75 MILES
Total population	1,063,584	6,035,838	9,503,888
Total households	428,726	2,457,106	3,976,082
Average HH income	\$105,032	\$110,923	\$102,050

35 DANIELS ST FITCHBURG, MA

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

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

ALAN RINGUETTE

978.265.8112

alan@stubblebinecompany.com

CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

RAEGAN HILL

978.833.4271

raegan@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**THE
STUBBLEBINE
COMPANY**

CORFAC INTERNATIONAL