



# 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



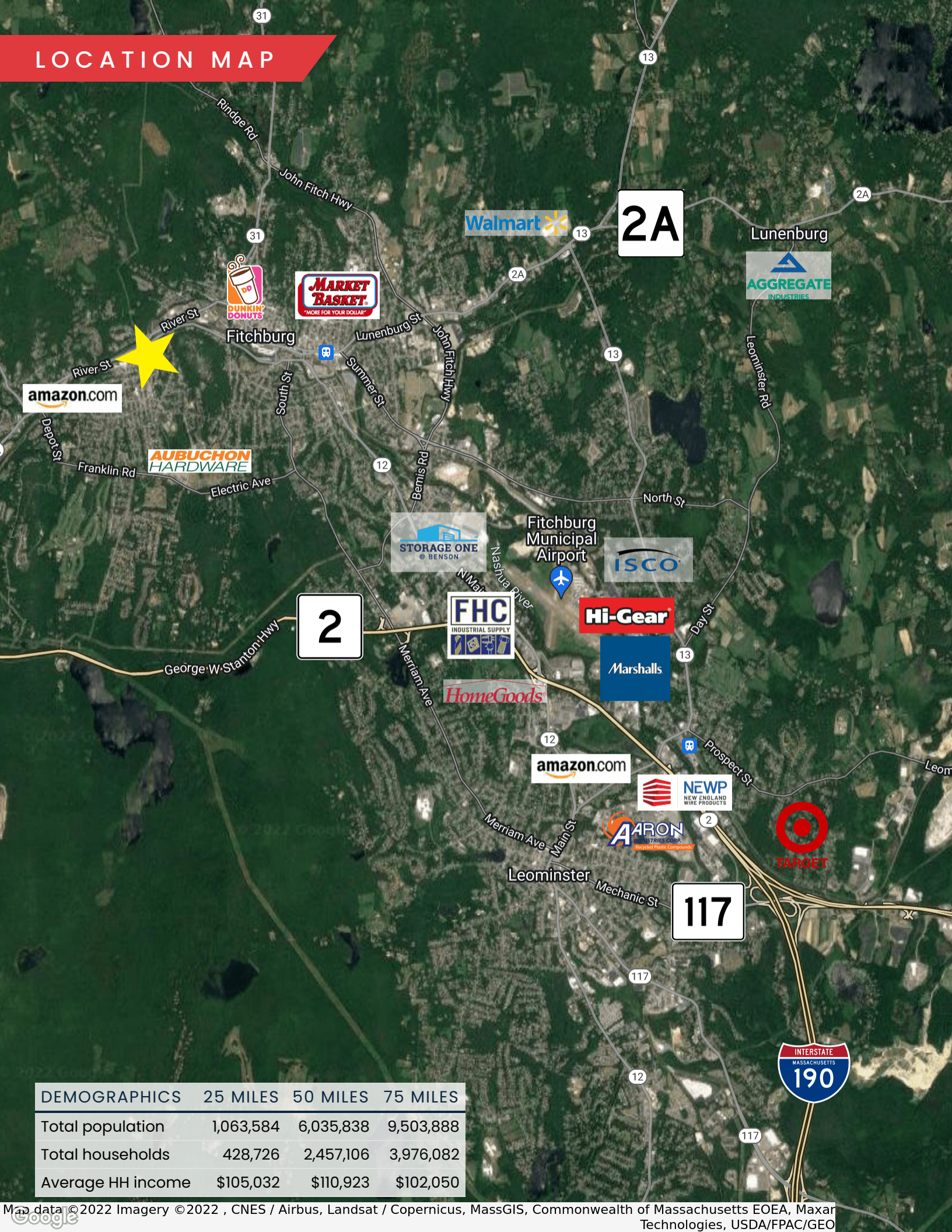


# INTERIOR PHOTOS





# LOCATION MAP



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



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