



ZERO AIRPORT RD

FITCHBURG, MA 01420

367,000 SF | NEW CONSTRUCTION

- 40' CLEAR HEIGHT
- FULLY APPROVED: ALL PERMITS AND APPROVALS IN PLACE
- SUBDIVIDES TO 82,000 SF
- LOCATED 1 MILE FROM ROUTE 2 AND CLOSE TO THE INTERSECTION OF RT.2 / I-190
- BUILDING DELIVERY: MAY 2024



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



CONSTRUCTION TIMELINE

GROUNDBREAKING:	MARCH 2023
SITE WORK:	AUGUST 2023
BUILDING STRUCTURE/ ENVELOPE:	JANUARY 2024
BASE BUILDING DELIVERY:	APRIL 2024
TI DELIVERY:	MAY 2024

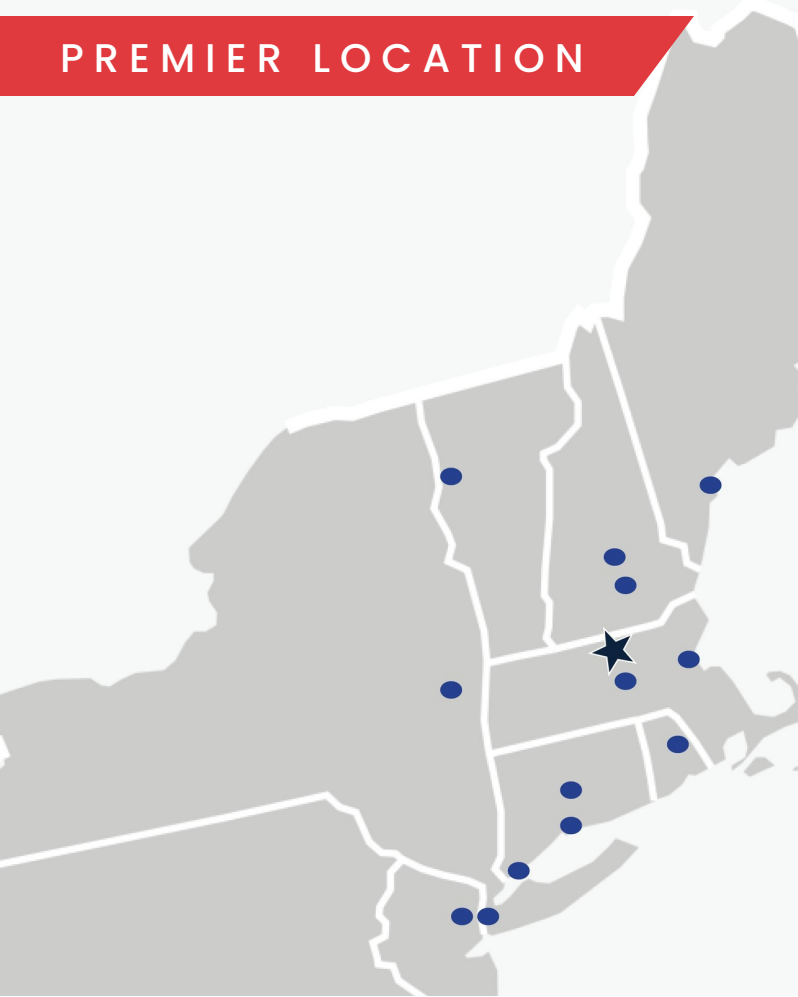
PROPERTY HIGHLIGHTS

BUILDING SIZE:	367,000 SF
SUBDIVISION:	82,000 SF
PROPERTY TYPE:	INDUSTRIAL. IDEAL FOR WAREHOUSE, DISTRIBUTION, MANUFACTURING AND ASSEMBLY
TOTAL ACREAGE:	43.8 ACRES
CLEAR HEIGHT:	40' CLEAR
ZONING:	INDUSTRIAL
COLUMN SPACING:	50' X 56'
LIGHTING:	LED
DIMENSIONS:	364' X 1008'
TAILBOARD LOADING:	61
CAR PARKING:	367
UTILITIES:	PROPERTY HAS ALL UTILITIES INCLUDING SEWER
PERMITS:	ALL PERMITS IN PLACE
RENTAL RATE:	MARKET

RENDERINGS



PREMIER LOCATION

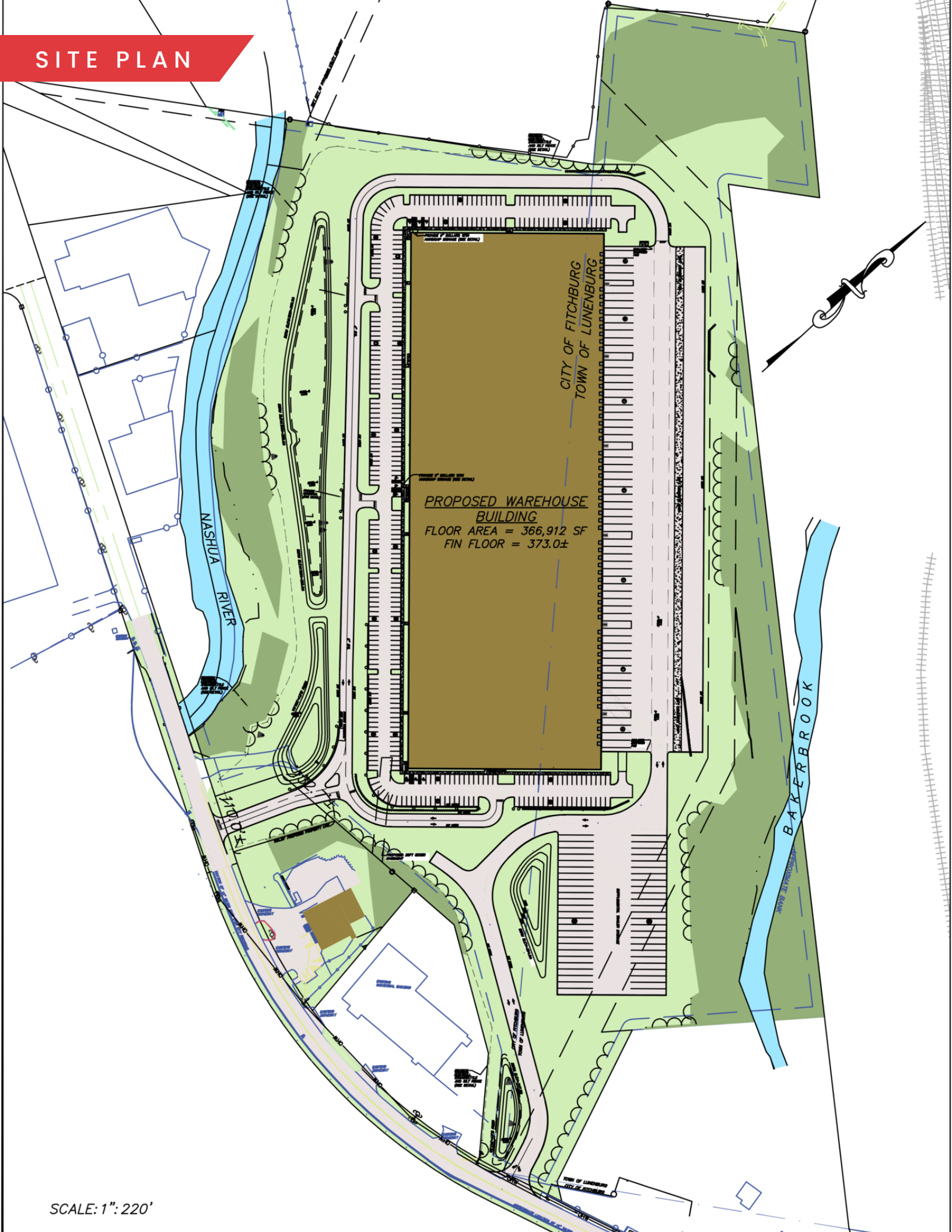


DISTANCE TO SUBJECT PROPERTY

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

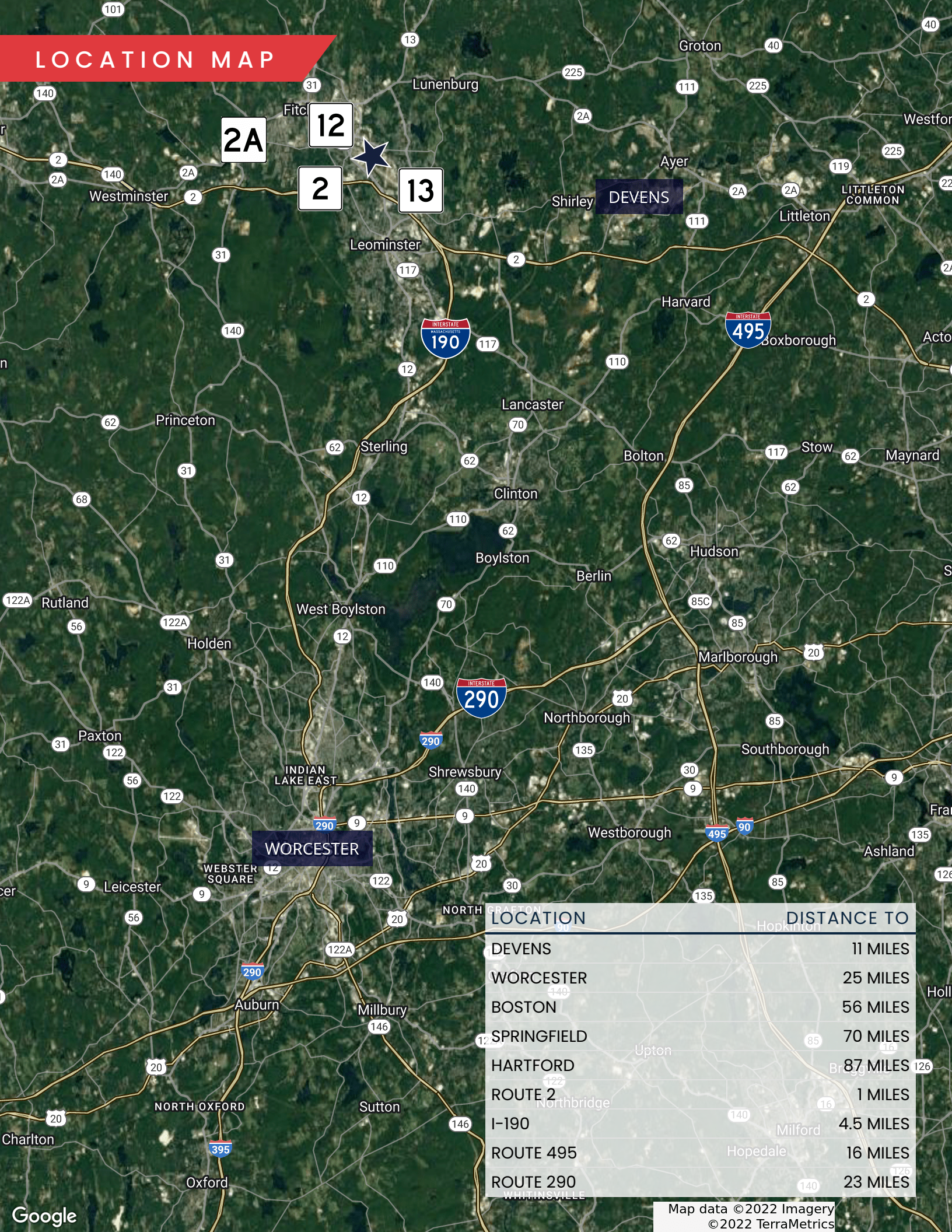


SITE PLAN



SCALE: 1" = 220'

LOCATION MAP



LOCATION	DISTANCE TO
DEVENS	11 MILES
WORCESTER	25 MILES
BOSTON	56 MILES
SPRINGFIELD	70 MILES
HARTFORD	87 MILES
ROUTE 2	1 MILES
I-190	4.5 MILES
ROUTE 495	16 MILES
ROUTE 290	23 MILES

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DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

JUSTIN HOPKINS

808.321.8000

Justin@stubblebinecompany.com

ALAN RINGUETTE

978.265.8112

alan@stubblebinecompany.com

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