



100 GAME ON WAY

FITCHBURG, MA

FOR SALE | 113,000 SF NEW STATE-OF-THE-ART SPORTS COMPLEX ON 96 AC

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THE
STUBBLEBINE
COMPANY

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An aerial photograph of a school campus, featuring a large central building, several sports fields, and surrounding greenery. The image is darkened to serve as a background for the text.

PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY



PROPERTY DESCRIPTION

113,000 SF New State of the Art Sports Complex Building Situated on 96 Acres. An anticipated 700,000 visitors expected in 2023. Approximately 50 acres of undeveloped land for future recreational and/or commercial development.

LOCATION HIGHLIGHTS

- 2.5 Miles from Route 2
- 10 Miles from Route I-190
- 15 Miles from I-495

PROPERTY FEATURES

TOTAL SIZE:	113,000 +/- SF
LOT SIZE:	96 +/- AC
ZONING:	Commercial Recreation (CR)
CEILING HEIGHT:	24' - 31'
PROPANE TANKS:	Eight (8) 1000 Gallon propane tanks for heat and cooking facilities
ELECTRICAL:	800 AMP/3 Phase
HVAC:	- 8 Trane dual compressor: Gas/Electric heat/AC units - 7.5 ton rooftop units - 1 Trane dual compressor: Gas/Electric heat - 10 ton rooftop unit
INDOOR COURTS:	10 Basketball 14 Volleyball 6 Regulation Soccer Fields 1 7v7 Soccer Field
AMENITIES:	Full-service restaurant, bar and grill, outside cafe, courtside concessions, and arcade



Game On Fitchburg fully opened in January 2022. Our 113,000 square foot, state-of-the-art indoor and outdoor facility situated on 96 acres, consists of 14 indoor volleyball courts or 10 indoor basketball courts, along with a full-service restaurant, bar and grill, courtside café concessions, an arcade, 6 axe throwing lanes, and much more.

We have 7 beautiful brand new outdoor turf fields that are all A performance Grade turf and are perfect for any and all sport's needs....practices, clinics, tournaments, and anything else. We also have plans to build a hotel on the property as well as 8 brand new baseball/softball turf fields and we are looking at adding additional outdoor turf fields.



EXTERIOR PHOTOS



INTERIOR PHOTOS

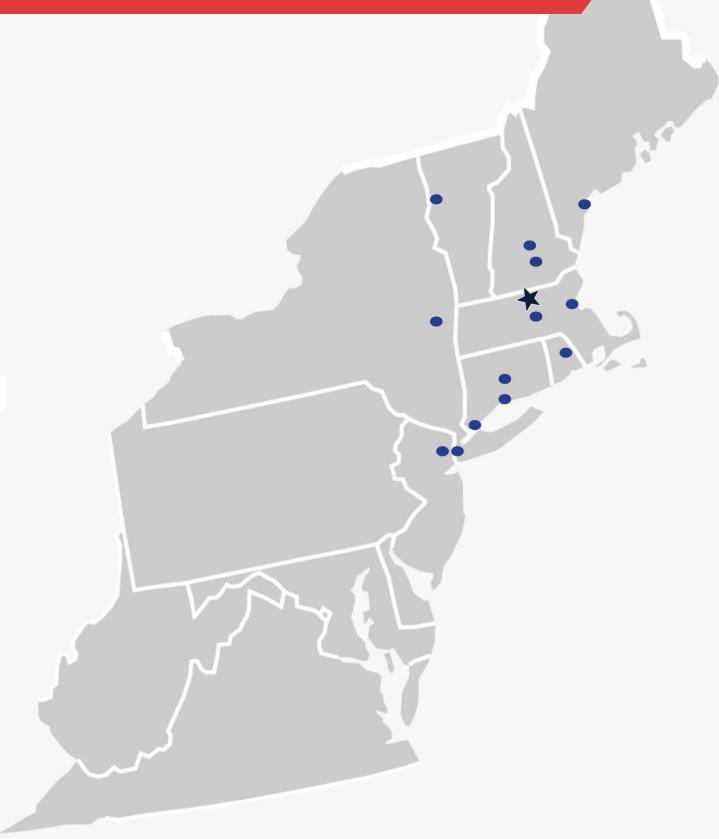


An aerial photograph of a school campus, featuring a large, modern building with a flat roof, several sports fields, and surrounding greenery. The image is darkened to serve as a background for the text.

LOCATION INFORMATION

SECTION 2

PREMIER LOCATION



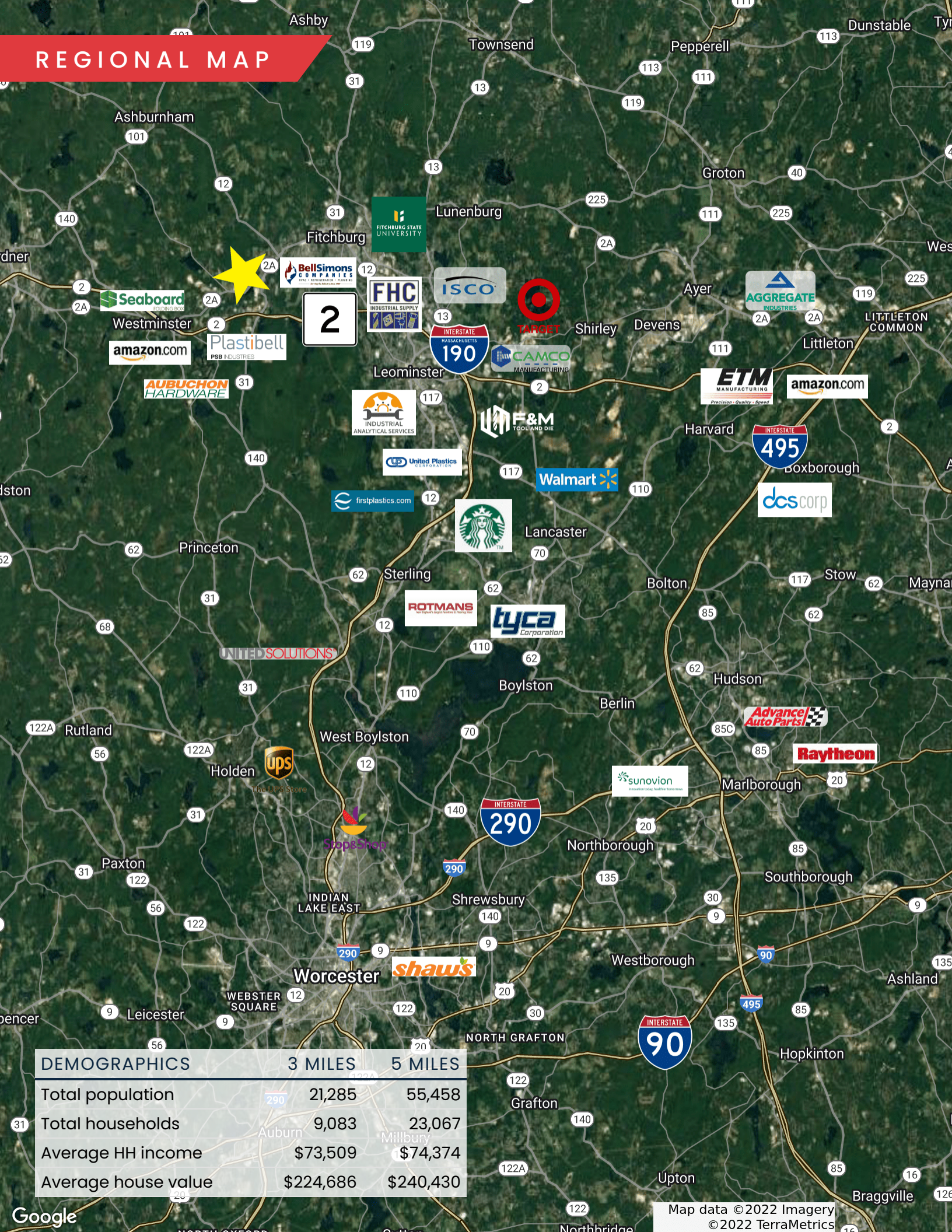
DISTANCE TO SUBJECT PROPERTY

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

POPULATION DENSITY

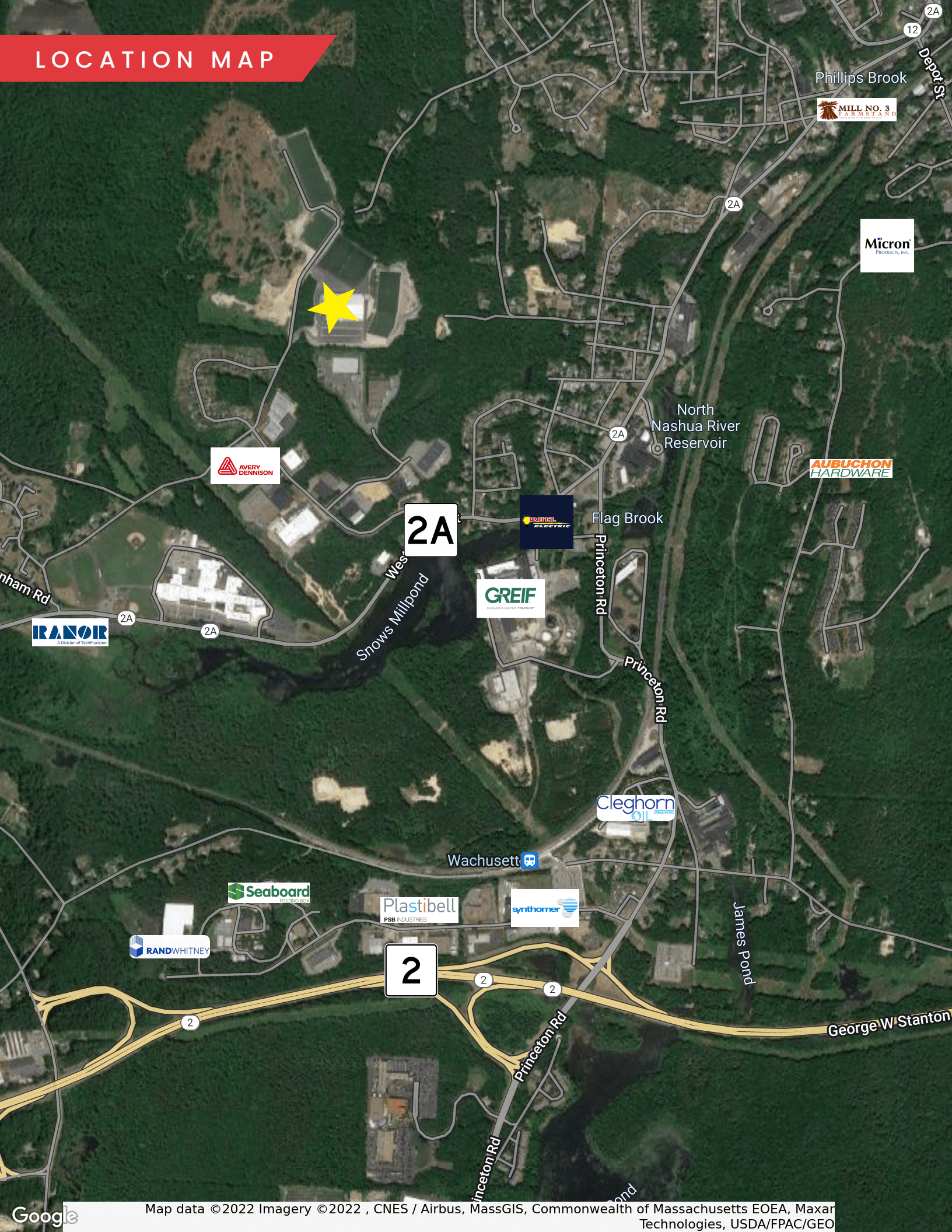
	50 MILE RADIUS	100 MILE RADIUS	300 MILE RADIUS
POPULATION:	7.12M	12.5M	50.5M
10-YEAR PREDICTED POPULATION GROWTH:	4.9%	4%	3.3%
AVERAGE INCOME:	\$84,551	\$76,571	\$76,708

REGIONAL MAP



DEMOGRAPHICS	3 MILES	5 MILES
Total population	21,285	55,458
Total households	9,083	23,067
Average HH income	\$73,509	\$74,374
Average house value	\$224,686	\$240,430

LOCATION MAP



IRANOR
A Division of TechPrecision

AVERY DENNISON

2A

PUEL ELECTRIC

GREIF
PACKAGING SUCCESS TOGETHER™

Micron
PRODUCTS, INC.

AUBUCHON HARDWARE

North Nashua River Reservoir

Flag Brook

Princeton Rd

Princeton Rd

Cleghorn
Oil

Wachusett

Seaboard
FOODS INC.

Plastibell
PSB INDUSTRIES

synthomer

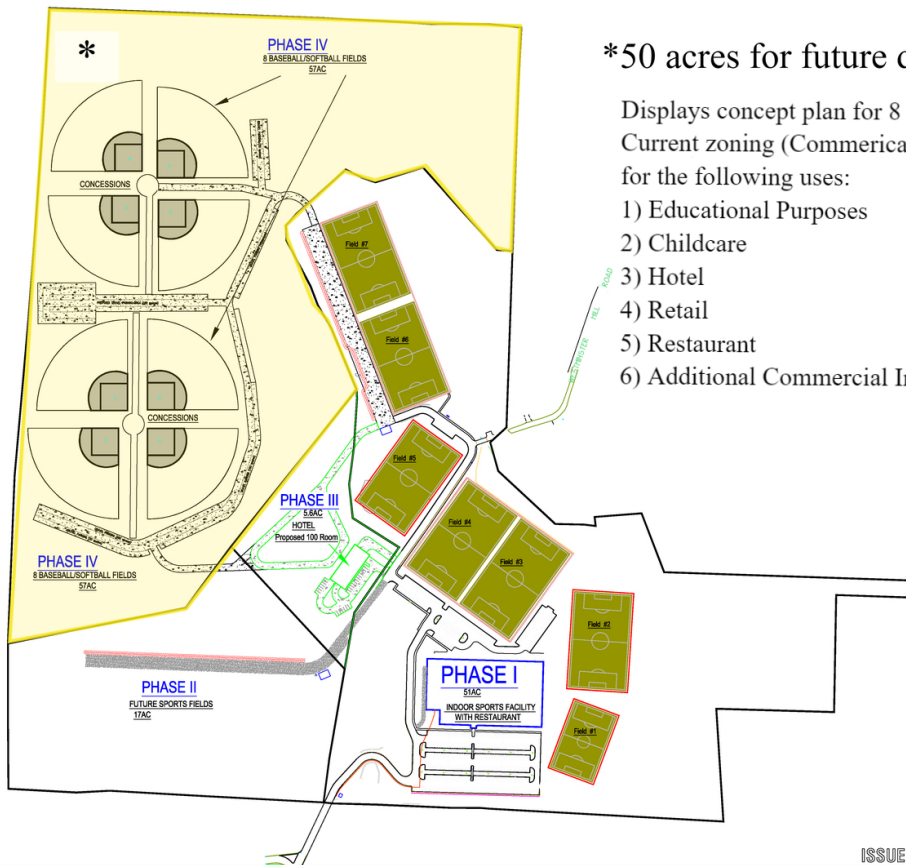
RANDWHITNEY

2

James Pond

George W Stanton

EXISTING SOCCER FIELDS & FUTURE DEVELOPMENT



***50 acres for future development**

Displays concept plan for 8 baseball fields.
Current zoning (Commerical Recreation) allows for the following uses:

- 1) Educational Purposes
- 2) Childcare
- 3) Hotel
- 4) Retail
- 5) Restaurant
- 6) Additional Commercial Indoor Recreation

GENERAL NOTES:

1. REFER TO GENERAL NOTES ON SHEET C1.1.

GENERAL GRADING NOTES:

1. CONTRACTOR SHALL PLACE ALL EROSION CONTROL MEASURES AS SHOWN ON SHEETS C6.1 THROUGH C6.4 PRIOR TO CONSTRUCTION.
2. FOR LANDFILL AND DIMENSIONING INFORMATION SEE SHEETS C3.1 THROUGH C3.4.
3. ALL GRADES SHOWN ARE FINISHED GRADE. CONTRACTOR SHALL CONSTRUCT PAVEMENT BASED ON THE DETAILS SHOWN ON SHEET C4.5.
4. STOCKPILING OF EXCESS MATERIAL SHALL BE DONE UPGRADE OF EROSION CONTROL BARRIERS.
5. ALL CATCH BASINS AND MANHOLES ARE TO BE PRECAST CONCRETE STRUCTURES FOR 75-200 LBS. CONTRACTOR TO SUBMIT MANUFACTURERS CUT-SHEETS FOR APPROVAL PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO STRIP TOP AND SUB SOIL FROM UNDER ALL PAVEMENT AND BUILDING AREAS.
7. ALL CATCH BASIN AND MANHOLE CASTINGS TO BE ADJUSTED TO FINAL 1/8" SPACE PRIOR TO PLACING THE HEAVY COVER.
8. SEE EROSION CONTROL PLANS ON SHEETS C6.1 THROUGH C6.6 FOR INFORMATION ON SLOPE STABILITY AND EROSION CONTROL.
9. ACCESS ROADS AROUND THE PROPOSED INDOOR FACILITY ARE TO BE SLOPED AWAY FROM THE BUILDING.

ISSUED FOR CONCEPTUAL APPROVALS

PREPARED BY:
DUCHARME & DILLIS
 Civil Design Group, Inc.
 CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS
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OWNER:
 FITCHBURG SOCCER LLC
 P.O. BOX 509
 LUNENBURG, MA 01462

APPLICANT:
 FITCHBURG SPORTS LLC
 P.O. BOX 509
 LUNENBURG, MA 01462

SCALE:

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DATE: 12/15/19
 DESIGN BY: JPL
 DRAWN BY: JPL
 CHECKED BY: GSR

GAME ON PHASE PLAN GAME ON WAY FITCHBURG, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY
02.			
03.			
04.			
05.			

JOB NO. 5346
 DRAWING NO. 5346-G10
 SHEET NO.

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