



149 INDUSTRIAL RD

FITCHBURG, MA

FOR LEASE | **38,400 SF WAREHOUSE**

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



Map data ©2023 Imagery ©2023, CNES / Airbus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA/FPAC/GEO

PROPERTY SPECIFICATIONS

BUILDING SIZE:	38,400 SF
LOT SIZE:	4.5 AC
ZONING:	Light Industrial
LOADING:	Three (3) Docks (8') with levelers
CEILING HEIGHT:	16.6'-18.6'
UTILITIES	Public Water & Sewer
COLUMN HEIGHT:	34' x 40'
HVAC:	Ceiling Mounted Natural Gas and A/C in the Office
ROOF:	Rubber with drains
PARKING:	30 +/- spaces
OTHER:	Short-term lease available

OFFERING SUMMARY

Lease Rate:	\$8.95 SF/yr (NNN)	
DEMOGRAPHICS	3 MILES	5 MILES
Total Households	8,365	23,331
Total Population	19,813	55,864
Average HH Income	\$75,963	\$74,735

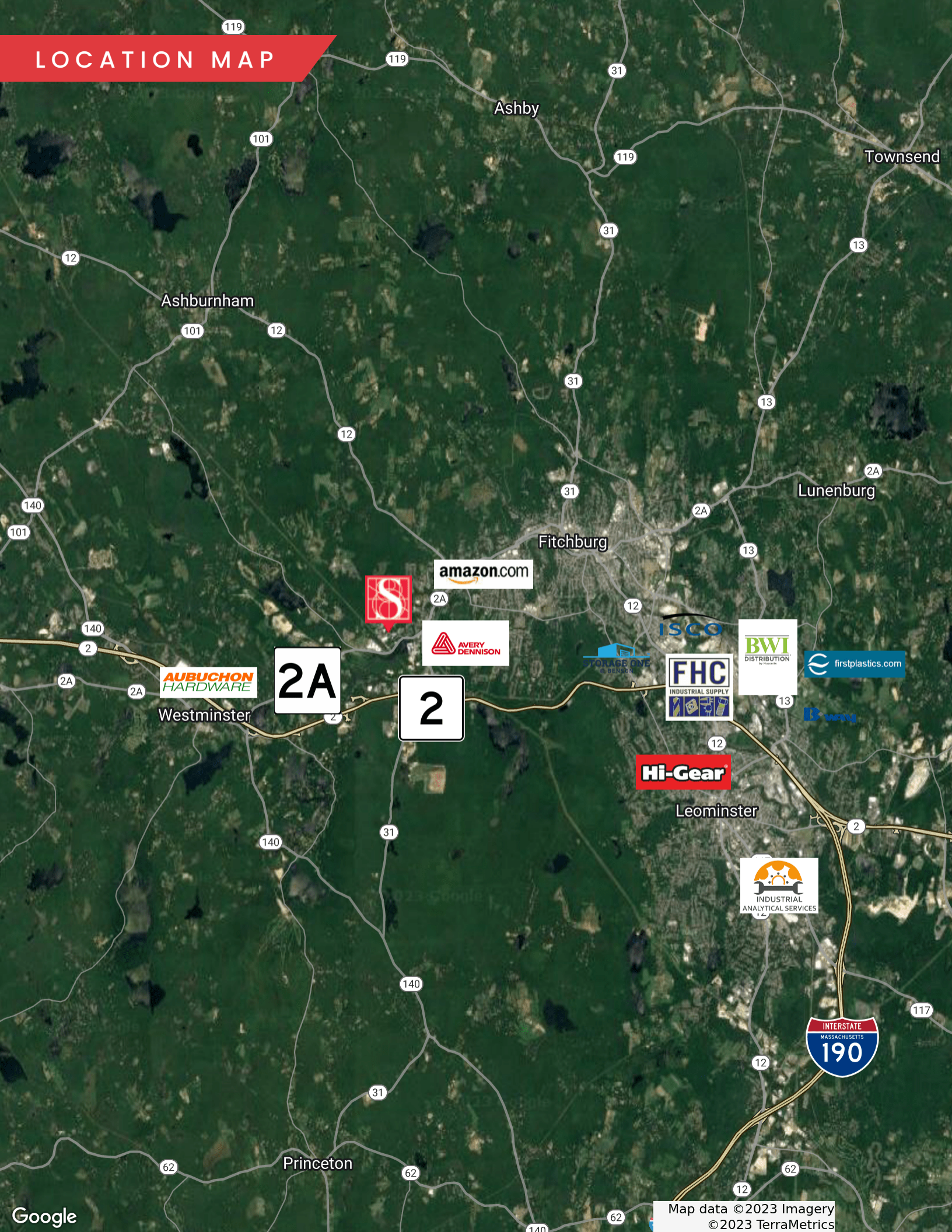
LOADING



WAREHOUSE



LOCATION MAP



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