



**PRICE REDUCTION \$3,975,000**

**199 MASSACHUSETTS AVE**

**LUNENBURG, MA**

**FOR SALE | 17,000 +/- SF OF BUILDING ON 17+/- ACRES**

- Former GM dealership
- 700 feet of frontage on Route 2A
- All utilities including sewer



**THE  
STUBBLEBINE  
COMPANY**

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- Former GM dealership
- 700 feet of frontage on Route 2A
- Oil/water separator
- Property currently holds Class 2 used car license
- Warehouse/garage with dual showrooms and 7 private offices
- Rear of site has been cleared

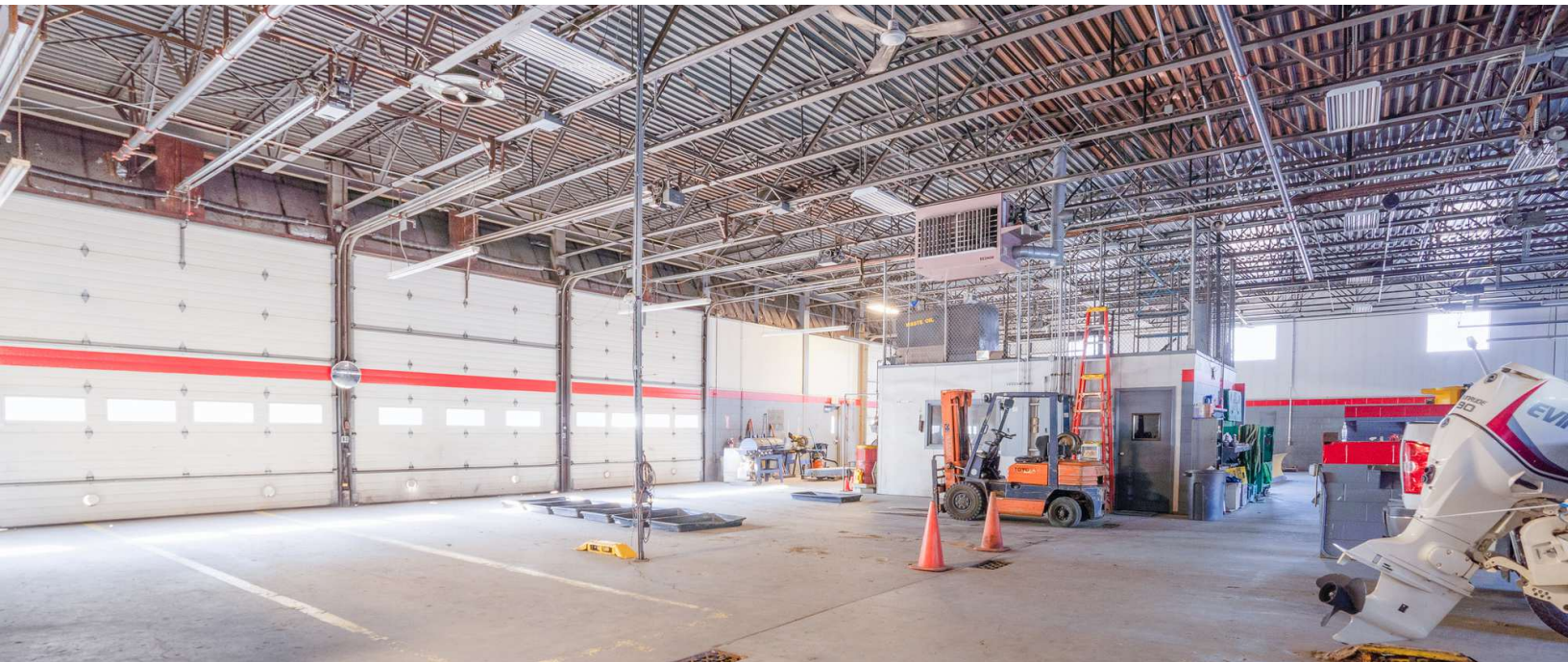
## PROPERTY SPECIFICATIONS

	17,000+/- SF comprised of:
Building Size:	-15,700 SF main building -1,300 SF out building
Lot Size:	16.93 AC
Zoning:	Commercial
Year Built:	1938, multiple renovations since
Loading:	Fifteen (15) grade- level doors (14'x14')
Clear Height:	16'~ (garage)
Sewer:	Town
Sprinklers:	100% Sprinklered: Wet and Dry
Roof:	- Rubber membrane - Shingles (replaced 2021)
Heat:	Gas and waste oil
R.E. Taxes:	\$18,000
Price:	\$3,975,000

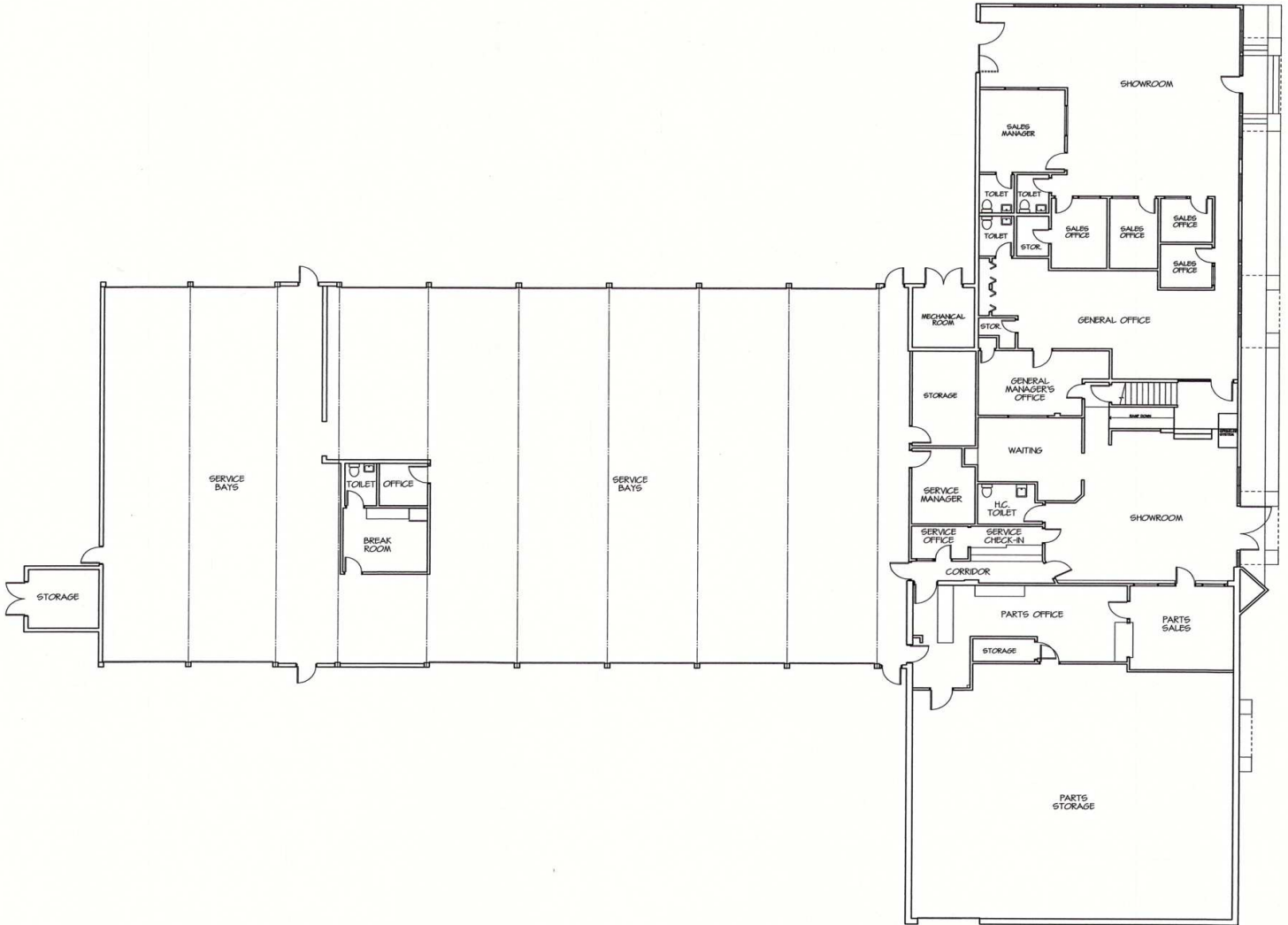
EXTERIOR



# INTERIOR

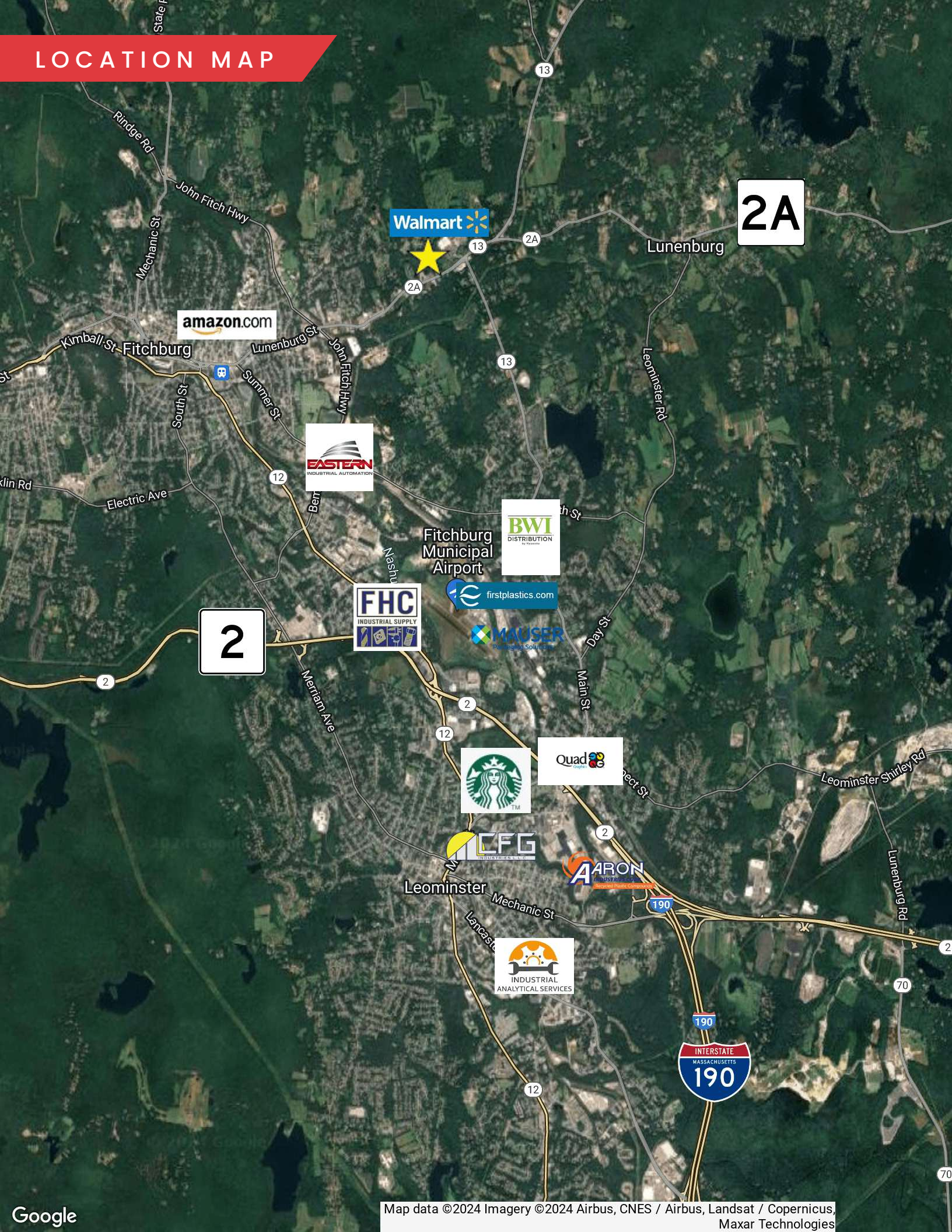


# FLOOR PLAN





# LOCATION MAP



Walmart

2A

amazon.com

EASTERN  
INDUSTRIAL AUTOMATION

Fitchburg  
Municipal  
Airport

BWI  
DISTRIBUTION  
By Weasler

firstplastics.com

FHC  
INDUSTRIAL SUPPLY

MAUSER  
Packaging Solutions

2

Starbucks

Quad

CFG

AARON

Leominster

INDUSTRIAL  
ANALYTICAL SERVICES

INTERSTATE  
MASSACHUSETTS  
190

# 199 MASSACHUSETTS AVE

LUNENBURG, MA

FOR SALE | 17,000 ~ SF OF BUILDING ON 17~ ACRES

ALAN RINGUETTE

978.265.8112

alan@stubblebinecompany.com

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

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