

180 MAIN STREET

FITCHBURG, MA

FOR SALE OR LEASE | 6-BAY GARAGE

- 2 Stories
- Central Business Zoning
- 6-Bay Garage
- Office and Warehouse Space
- New Heating System
- Excellent Visibility

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

12,198 Flex Space for for Sale or Lease

PROPERTY HIGHLIGHTS

- 2 Stories
- 6-Bay Garage
- Office and Warehouse Space
- New Heating System
- Excellent Visibility

OFFERING SUMMARY COLUMN 2

AVAILABLE SF:	12,198 SF
LOT SIZE:	0.55 AC
YEAR BUILT:	1969
CONSTRUCTION:	STEEL
EXTERIOR WALL:	CONCRETE BLOCK
ZONING:	DOWNTOWN BUSINESS (DB)
HEAT:	OIL
Lease Rate:	MARKET
Sale Price:	\$1,250,000

ZONING ALLOWS:

- Motor Vehicle Repair/Body/Service Shop
- Vehicle Salvage Yard
- Open-Air Storage
- Business/Professional Office
- Light/Heavy Manufacturing
- Wholesale/Warehouse/Self-Storage/Distribution
- Lumberyard
- Research and Testing

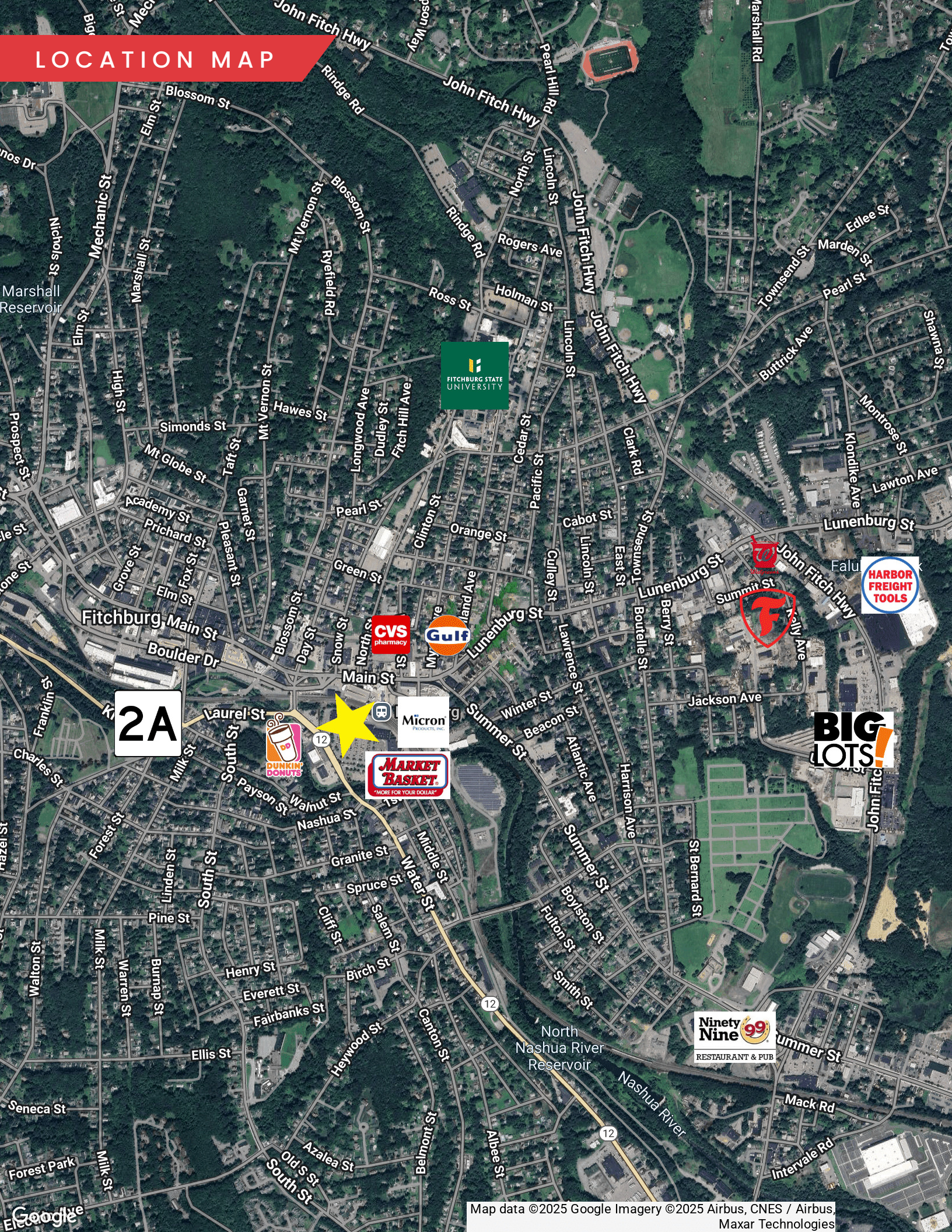








LOCATION MAP



2A

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