



# 83 AUTHORITY DR

FITCHBURG, MA

FOR LEASE | 20,736 SF INDUSTRIAL BUILDING ON 3 AC

- Free Standing Flex/Industrial Building
- Located just off Route 2
- Next to Commuter Rail Station
- Next to Mobil Station/Convenience Store with Dunkin



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



**PROPERTY DESCRIPTION**

20,736 SF Industrial Building for Lease

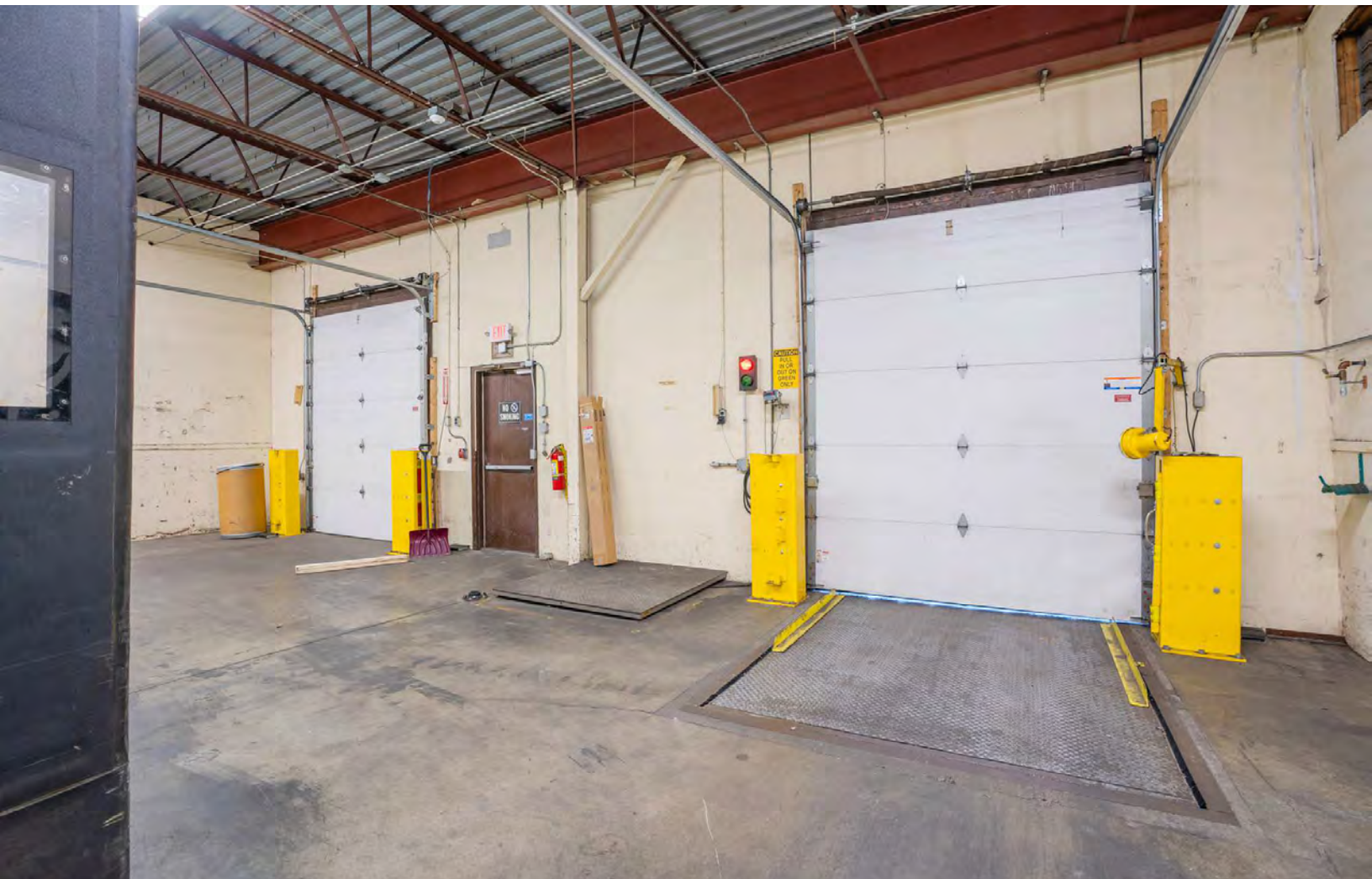
**PROPERTY HIGHLIGHTS**

- Last stop on the commuter rail (Fitchburg Line) next to Mobil on the Run and Dunkin Donuts

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,084	28,016	59,186
Total Population	23,441	70,475	151,451
Average HH Income	\$106,566	\$99,432	\$109,965

**PROPERTY SPECIFICATIONS**

Total Building Size:	20,736 SF
Flex/Industrial Space:	17,736 SF
Office/Lab Space:	3,000 SF
Lot size:	3 AC
Clear Height:	12'6" Clear
Column Spacing:	31'6" x 40'
Loading:	Two (2) Tailboard Docks
Power:	1200 amp, 120/208v 3 phase 4 wire
Utilities:	Town, City sewer and water, natural gas and electric
Asset Type:	Flex/Industrial
Year Built:	1978
Lease Rate:	Market







Corporate Neighbors:



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