



64 MAIN STREET

FITCHBURG, MA

FOR SALE | TWO BUILDINGS: 32,800 SF ON 3 ACRES

- Located adjacent to the Fitchburg State
- Abutting Fitchburg Commuter Rail Station
- 2.6 Miles to Route 2

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Two Industrial Buildings: 32,800 SF total on 3 Acres

PROPERTY HIGHLIGHTS

- Adjacent to Fitchburg Commuter Rail & Fitchburg Station Parking Garage and Fitchburg State University
- Less than a half mile to Central Plaza with amenities including Market Basket, Crunch Fitness, and T-Mobile
- Abutting new 44-unit mixed-use residential development

LOCATION ACCESS

- 0.3 Miles to Route 12
- 2.6 Miles to Route 2
- 6.2 Miles to Route 119

PROPERTY SPECIFICATIONS

Building Size:	Bld 1: 26,200 SF Bld 2: 6,600 SF
Lot Size:	3 Acres
Loading:	Bld 1: (1) Tailboard, (1) Drive-in Bld 2: (1) Tailboard, (1) Drive-in
Clear Height:	Bld 1: 9'-13' Bld 2: 21'-26'
Zoning:	Downtown Business
Sale Price:	\$1,499,999

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	20,282	31,411	60,207
Total Population	51,257	79,441	156,697
Average HH Income	\$91,858	\$102,503	\$119,299



Building 1 - 25,700 SF



Building 2 - 6,600 SF



Building 1 - Interior Loading Area



Building 2 - Interior

DISTANCE TO

 3.8 MILES 12 MIN	 0.8 MILES 2 MIN
 2.5 MILES 6 MIN	 6.5 MILES 11 MIN









64 Main Street, Fitchburg, MA





LEOMINSTER









SHIRLEY







LANCASTER

STERLING

64 MAIN ST

FITCHBURG, MA

FOR SALE | TWO BUILDINGS: 32,800 SF ON 3 ACRES

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