

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





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

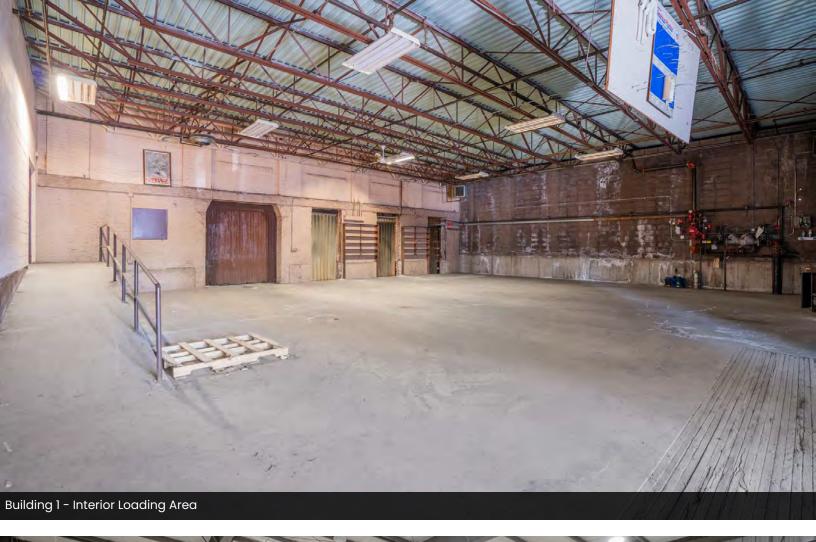
PROPERTY SPECIFICATIONS

| Building Size: | | | 1: 26,200 SF 2: 6,600 SF |
|-------------------|----------|--------------------------|---|
| Lot Size: | | | 3 Acres |
| Loading: | | Bld 1: (1) Bld 2: (1) | Tailboard, (1) Drive-in Tailboard, 1) Drive-in |
| Clear Height: | | Е | 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 2 - 6,600 SF







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