



119 AUTHORITY DR

FITCHBURG, MA

FOR LEASE | 24,442 SF FLEX/INDUSTRIAL BUILDING ON 4.15 AC

- Located 200 yards from Dunkin Donuts, Mobil Gas, and commuter rail stop 0.3 Miles from Route 2 in an established Industrial park



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

24,442 SF Industrial Building on 4.15 AC for Lease

PROPERTY HIGHLIGHTS

- Situated 0.3 Miles from Route 2 in an established Industrial park
- Located 200 Yards from a commuter rail stop, Dunkin Donuts, and Mobil Gas Station

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,645	28,016	59,186
Total Population	19,444	70,475	151,451
Average HH Income	\$111,165	\$99,432	\$109,965

PROPERTY SPECIFICATIONS

Building Size:	24,442 SF
Lot Size:	4.15 +/- AC
Age:	1982
Construction:	Steel and concrete
Roof:	Rubber membrane
Asset Type:	Flex Industrial
Loading Docks:	2 Tailboard
Drive Ins:	3 Drive In Doors
Utilities:	City water, sewers, natural gas, electric
Parking:	Approximately 50 Spaces
Building Height:	16'
Lease Rate:	Market



FITCHBURG

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FOR LEASE | 24,442 SF INDUSTRIAL BUILDING ON 4.15+/- AC

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