



# 1146 MAIN ST

FITCHBURG, MA

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FOR SALE | 27,793 SF SELF STORAGE BUILDING ON 0.46 AC

- 1.1 Miles to Route 12
- 4.1 Miles to Route 2



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

27,793 SF Self Storage Building on 0.46 AC for Sale

## PROPERTY HIGHLIGHTS

- 1.1 Miles to Route 12
- 4.1 Miles to Route 2
- Strategically positioned near industrial and residential neighborhoods

## VALUE ADD/CAPEX IMPROVEMENTS

- Storage unit rehab
- Storage unit rates below market
- Ability to raise unit count

## PROPERTY SPECIFICATIONS

Building Size:	27,793 SF
Lot Size:	0.46 AC
Unit Count:	129
Stories:	3
Docks:	1 ext
Drive Ins:	1 tot.
Utilities:	Gas, Sewer, Water
Clear Height:	12'
Sprinklers:	Yes
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,904	27,890	66,686
Total Population	45,816	70,285	171,704
Average HH Income	\$89,752	\$98,943	\$115,112

## UNIT LAYOUT

SIZE	UNITS IN GROUP	DESCRIPTION	RATE
4X4	202, 233	Inside, Small Storage, 2nd Floor	\$82.00
4X4	137, 152, 155, 163, 164	Inside, Small Storage, 1st Floor	\$82.00
5X5	102, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 151, 154	Inside, Small Storage, 1st floor	\$94.00
5X5	201, 215, 216, 220, 221, 222, 226, 227, 228, 229, 234, 235, 247, 248, 249, 250, 251, 264, 265, 278, 280, 281, 285, 286	Inside, Small Storage, 2nd floor	\$94.00
5X10	205, 208, 211, 212, 213, 223, 245, 282, 283, 284	Inside, Small Storage, 2nd floor	\$126.00
5X10	205, 208, 211, 212, 213, 223, 245, 282, 283, 284	Inside, Small Storage, 1st floor	\$126.00
6X8	106, 108, 109	Inside, Medium Storage, 1st floor	\$119.00
6X8	204, 209, 224, 237, 268, 269, 272, 273, 274, 275, 276, 277	Inside, Medium Storage, 2nd floor	\$119.00
6X13	206, 217, 218, 232, 236, 239, 240, 241, 242, 243, 252, 253, 254, 255, 270	Inside, Medium Storage, 2nd floor	\$126.00
6X13	145, 146, 158	Inside, Medium Storage, 1st floor	\$126.00
6X15	266, 267, 271	Inside, Medium Storage, 2nd floor	\$139.00
8X10	203, 207, 214, 225, 231, 238, 244, 246	Inside, Medium Storage, 2nd floor	\$136.00
8X10	103, 107, 111, 112, 120, 138, 139, 142, 143, 144, 147, 159	Inside, Medium Storage, 1st floor	\$136.00
9X12	261, 262	Inside, Medium Storage, 2nd floor	\$170.00
9X12	148, 150, 153	Inside, Medium Storage, 1st floor	\$170.00
10X10	210, 219, 230	Inside, Medium Storage, 2nd floor	\$211.00
10X20	156, 157, 160, 161	Inside, Large Storage, 1st floor	\$238.00
15X20	149	Inside, XL Storage, 1st floor	\$272.00
24X36	SHOP	1st Floor	\$952.00

\*Data above reflects only first two floors.

# FINANCIAL SUMMARY

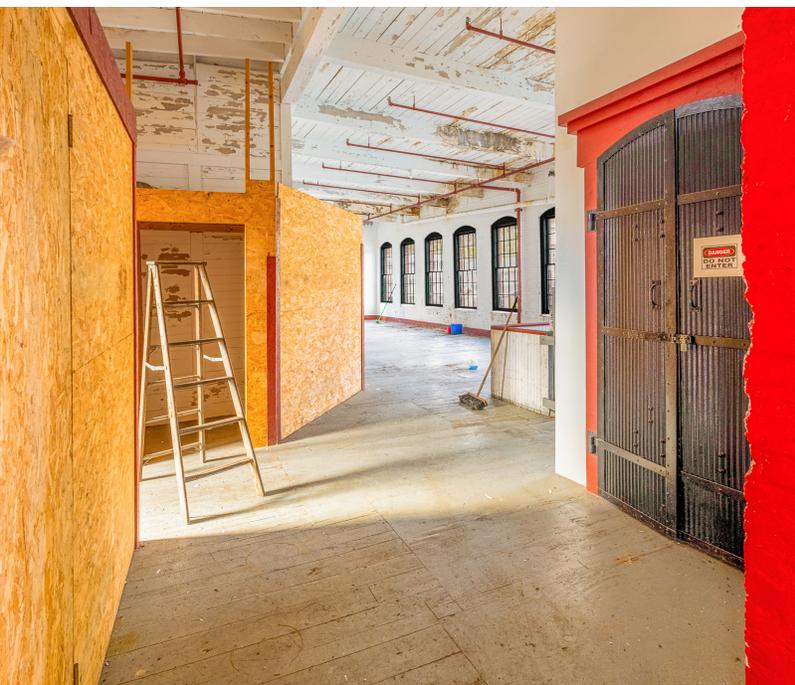
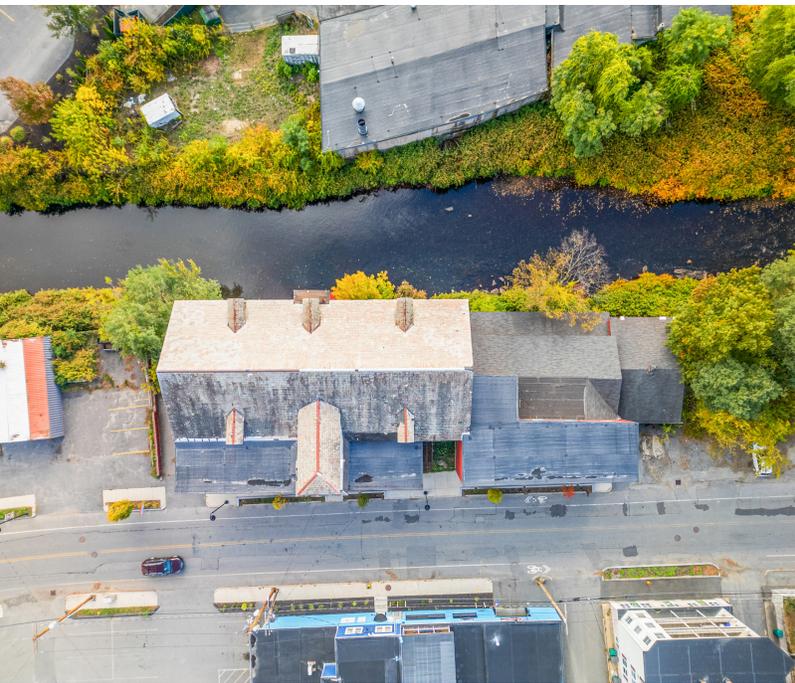
SIZE	SQFT	GROSS SQFT	UNIT COUNT	CURRENT RENT (MARKET)		GROSS MARKET RENT (+5%)		GROSS MARKET RENT (+10%)	
4x4	16	112	7	\$ 81.60	\$ 571.20	\$ 84.00	\$ 588.00	\$ 92.40	\$ 646.80
5x5	25	950	38	\$ 93.50	\$ 3,553.00	\$ 96.25	\$ 3,657.50	\$ 105.88	\$ 4,023.25
5x10	50	700	14	\$ 125.80	\$ 1,761.20	\$ 129.50	\$ 1,813.00	\$ 142.45	\$ 1,994.30
6x8	48	720	15	\$ 119.00	\$ 1,785.00	\$ 122.50	\$ 1,837.50	\$ 134.75	\$ 2,021.25
6x13	78	1404	18	\$ 125.80	\$ 2,264.40	\$ 129.50	\$ 2,331.00	\$ 142.45	\$ 2,564.10
6x15	90	270	3	\$ 139.40	\$ 418.20	\$ 143.50	\$ 430.50	\$ 157.85	\$ 473.55
8x10	80	1600	20	\$ 136.00	\$ 2,720.00	\$ 140.00	\$ 2,800.00	\$ 154.00	\$ 3,080.00
9x12	108	540	5	\$ 170.00	\$ 850.00	\$ 175.00	\$ 875.00	\$ 192.50	\$ 962.50
10x10	100	300	3	\$ 210.80	\$ 632.40	\$ 217.00	\$ 651.00	\$ 238.70	\$ 716.10
10x20	200	800	4	\$ 238.00	\$ 952.00	\$ 245.00	\$ 980.00	\$ 269.50	\$ 1,078.00
15x20	300	300	1	\$ 272.00	\$ 272.00	\$ 280.00	\$ 280.00	\$ 308.00	\$ 308.00
24x36	864	864	1	\$ 952.00	\$ 952.00	\$ 980.00	\$ 980.00	\$ 1,078.00	\$ 1,078.00
<b>Total</b>	<b>1959</b>	<b>8560</b>	<b>129</b>	\$ 16,731.40		\$ 17,223.50		\$ 18,945.85	

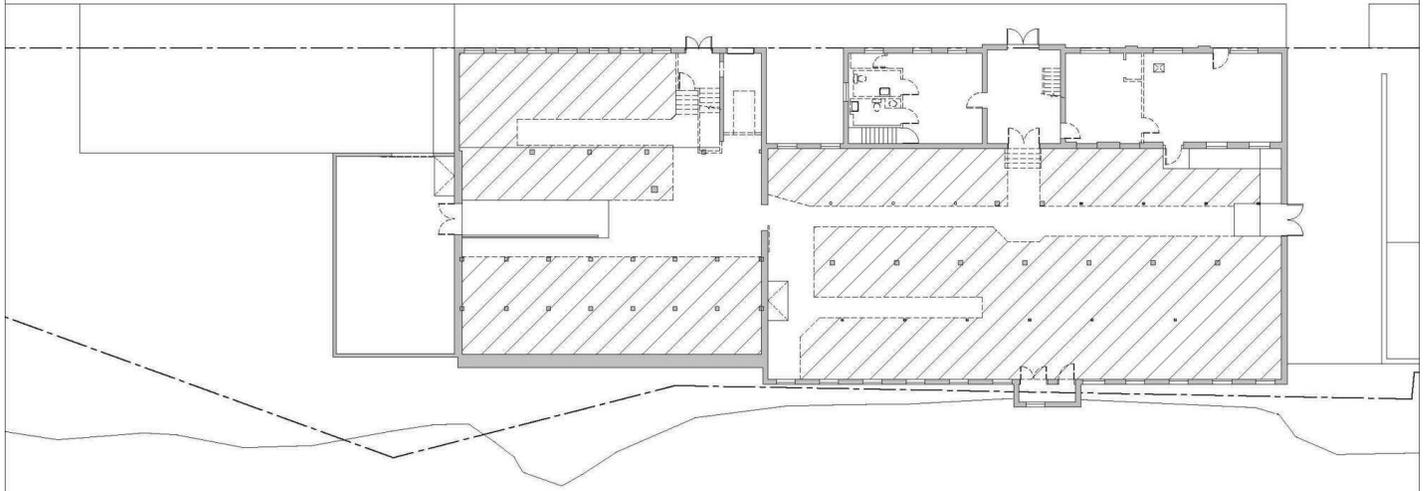
SCENARIO	MONTHLY GROSS	ANNUAL GROSS	\$/SF (MONTHLY)	\$/SF (ANNUAL)
Current Rates	\$16,731	\$200,777	\$1.95	\$2.46
5% Rent Lift	\$17,224	\$206,682	\$2.01	\$24.15
10% Rent Lifts	\$18,946	\$227,350	\$2.21	\$26.56

## PRO FORMA SUMMARY

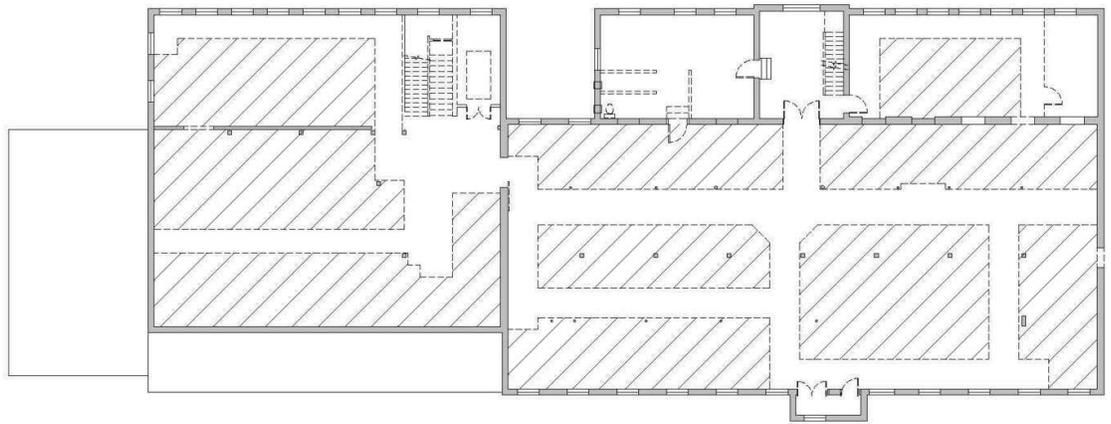
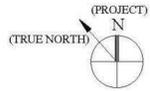
The pro forma demonstrates strong income growth potential under stabilized management, with market 5-10% rent adjustments. Additional third floor can allow for more storage units plus income increase.

Operations were paused at the start of fiscal year 2025, and detailed 2024 financials are available upon execution of a mutual NDA.

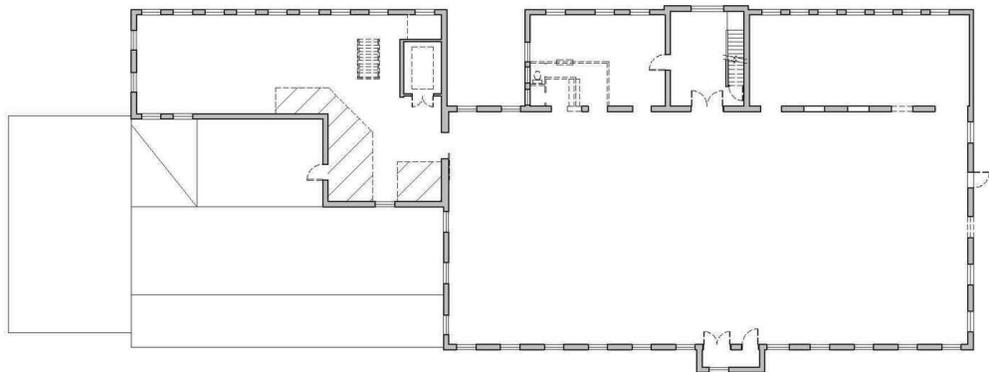




FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

INDUSTRIAL AREA



HIGHWAY PROXIMITY



0.6 MILES  
3 MINUTES



3.2 MILES  
9 MINUTES

RESIDENTIAL APARTMENTS NEARBY

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THE STUBBLEBINE COMPANY

CORPAC INTERNATIONAL



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FOR SALE | 27,793 SF SELF STORAGE BUILDING ON 0.46 AC

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