



291 WESTMINSTER STREET

FITCHBURG, MA

FOR LEASE | 41,000 SF WAREHOUSE SPACE

- Easily accessible to Route 2
- Newly Renovated
- Subdividable
- Trailer parking available

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY

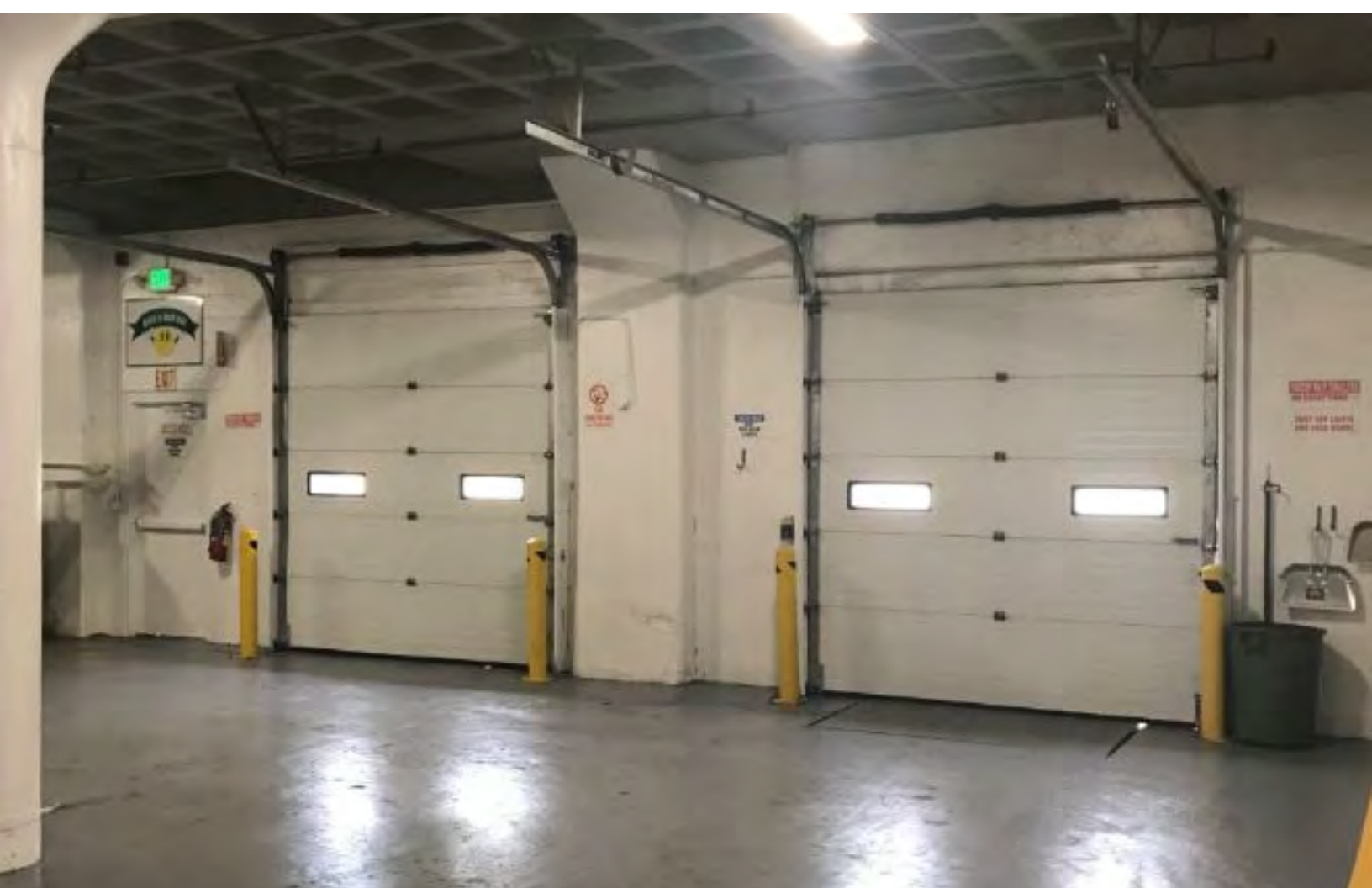


PROPERTY DESCRIPTION
41,000 SF Warehouse Available (subdividable)

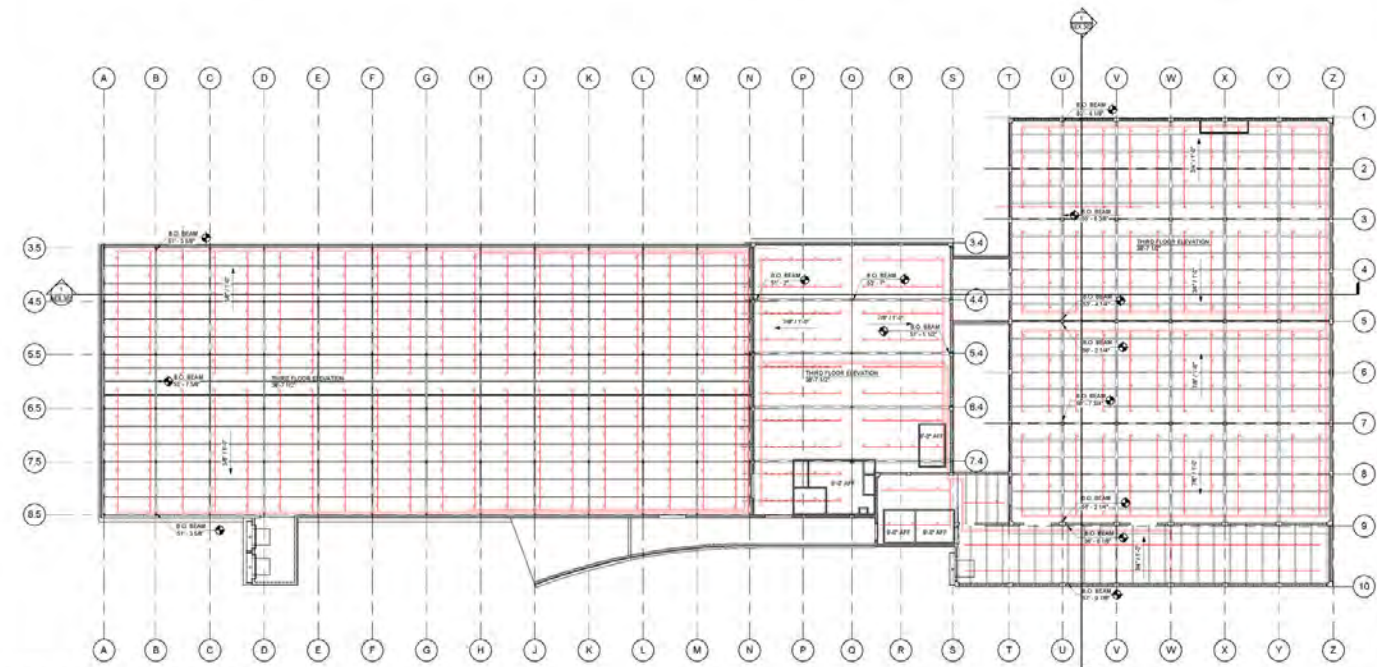
- PROPERTY HIGHLIGHTS
- Easily accessible to Route 2
 - 2 AC available for trailer parking
 - 15-22' Clear
 - Renovated in 2018

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	632	20,060	133,916
Total Population	2,010	57,758	361,039
Average HH Income	\$199,013	\$178,638	\$131,363

PROPERTY SPECIFICATIONS	
Building Size:	108,600 SF
Lot Size:	10.38 AC
Space Available:	41,000 SF Subdividable to 32,000 SF and 9,000 SF
Clear Height:	15-22' Clear
Loading:	10 Tailboard Docks
Drive In Bays:	1
Sprinkler System:	Dry
Sewer:	City
Construction:	Masonry
Power:	800 AMP 480 3 PHASE
Lease Rate:	Market



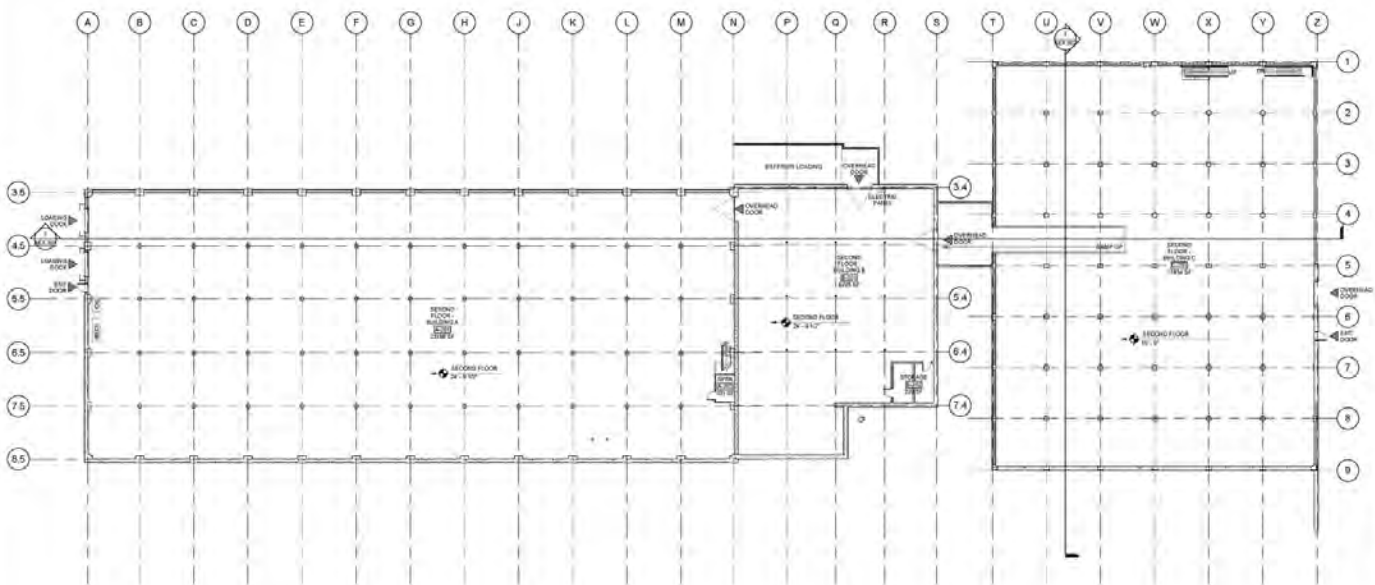
FLOOR PLANS



1 3RD FLOOR EXISTING REFLECTED CEILING PLAN
Scale: 1/8" = 1'-0"

Notes:

Project: 201 Westminster Street Warehouse
201 Westminster Street
Framingham, MA 01463
Client: 201 Westminster Street LLC
Framingham, MA 01463
Project #/Name: Scale: 1/8" = 1'-0"
Author: Date: 1/24/2019
Reviewer: 1/24/2019
Revisions: 1/24/2019
Drawing Title: 3RD FLOOR EXISTING CONDITIONS REFLECTED CEILING PLAN
Sheet Number: AEX.703
MAUGEL ARCHITECTS
200 Apple Road
Westborough, MA 01581
Tel: 508.336.8800
Fax: 508.336.8801
www.maugel.com



1 2ND FLOOR EXISTING CONDITIONS PLAN
Scale: 1/8" = 1'-0"

Notes:

Project: 201 Westminster Street Warehouse
201 Westminster Street
Framingham, MA 01463
Client: 201 Westminster Street LLC
Framingham, MA 01463
Project #/Name: Scale: 1/8" = 1'-0"
Author: Date: 1/24/2019
Reviewer: 1/24/2019
Revisions: 1/24/2019
Drawing Title: 2ND FLOOR EXISTING CONDITIONS REFLECTED CEILING PLAN
Sheet Number: AEX.102
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HIGHWAY PROXIMITY



0.6 MILES
2 MINUTES



1.9 MILES
4 MINUTES



8.8 MILES
8 MINUTES



Ashburnham

SOUTH
ASHBURNHAM

WEST
WYNDEN

Townsend

Lunenburg

Fitchburg

291 WESTMINSTER ST.
FITCHBURG, MA



Leominster

INDUSTRIAL AREA



Lancaster
SOUTH
LANCASTER

Clinton

Sterling

291 WESTMINSTER STREET

FITCHBURG, MA

FOR LEASE | 41,000 SF WAREHOUSE SPACE

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