



# 56 DANIELS STREET

FITCHBURG, MA

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FOR LEASE | 24,089 SF INDUSTRIAL BUILDING ON 3.37 AC

- 12'-14' Ceiling Height
- Directly off of Route 12
- 3 Miles to Route 2
- Flex industrial with retail showroom

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

24,089 SF Industrial Building on 3.37 AC for Lease

## PROPERTY HIGHLIGHTS

- 12'-14' Ceiling Height
- Directly off of Route 12
- 3 Miles to Route 2

## PROPERTY SPECIFICATIONS

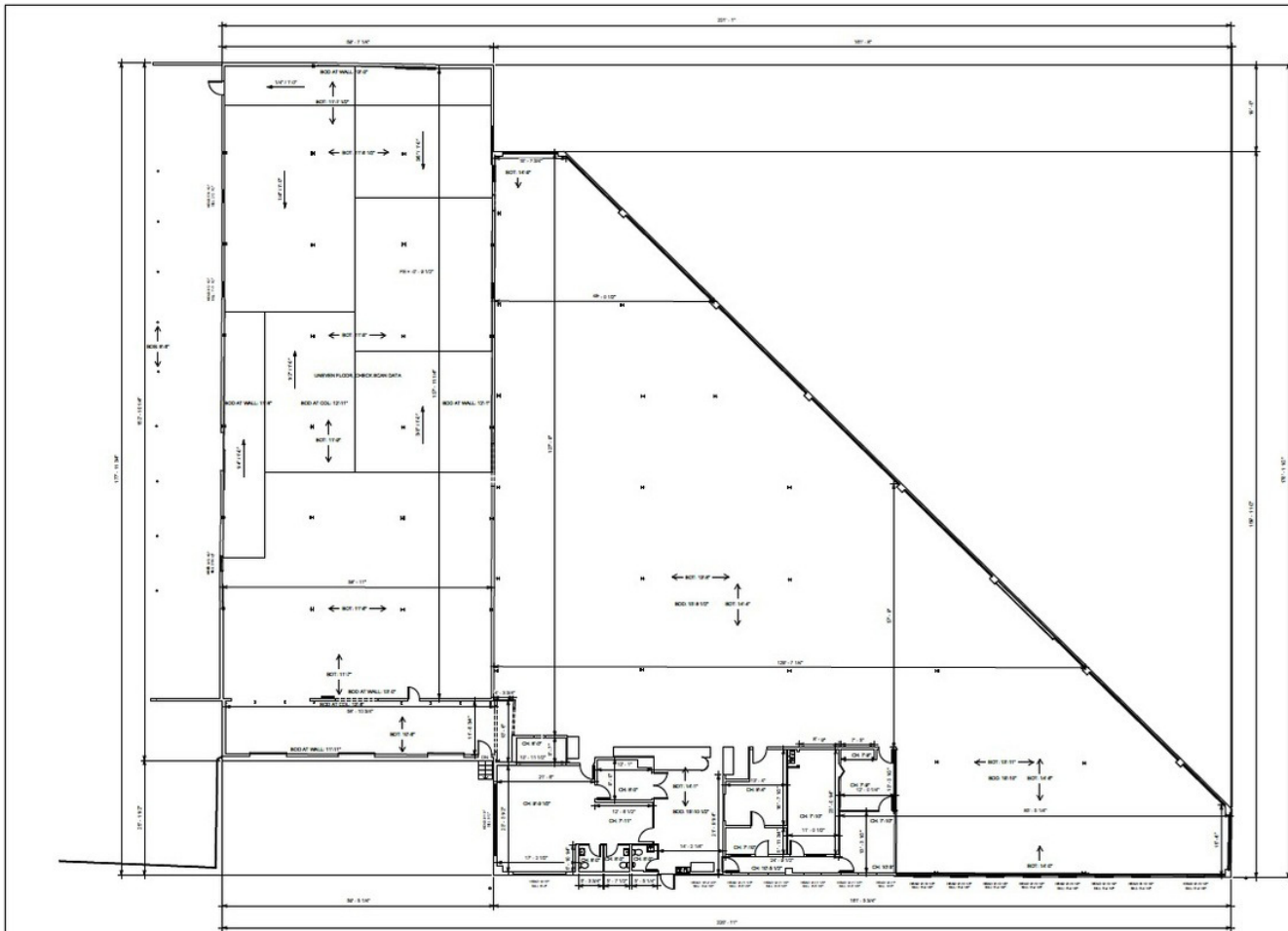
Building Size:	24,089 SF
Office & Showroom Space:	1,084 SF
Warehouse Space:	23,005 SF
Lot Size:	3.37 AC
Construction:	Masonry
Dock High Doors:	3
Fire Protection:	100% Sprinklered
Ceiling Height:	12'-14'
Basic Construction:	Steel & Masonry
Parking:	35
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,623	30,384	63,064
Total Population	45,197	76,502	161,732
Average HH Income	\$90,233	\$100,283	\$113,407





# FLOOR PLAN



AREA CALCULATIONS BASED ON POINT CLOUD DATA ARE ESTIMATED. ACTUAL AREA MUST BE ESTABLISHED BY CLIENT OR CALCULATED AFTER COMPLETION OF DELIVERABLES.

Gross Area Schedule	
Area	Area
100'-0" x 100'-0"	10000.00
100'-0" x 100'-0"	10000.00
<b>Total</b>	<b>20000.00</b>

56 Daniels Street

Framburg, MA



3D CAD DRAWING

3D BIM MODEL

LEVELLED REPORT

UTILITY DETECTION

VOID PIPE INSPECTION

LEAK DETECTION

Phone: 917.237.8181  
 Email: cbe@existingconditions.com  
 www.existingconditions.com

Project Number: 103327

Existing Level 1  
 Floor Plan

Rev: 3/15/2025  
 Date: 10/11/24  
 Project: EX02

New Ipswich

Brookline

NEW HAMPSHIRE  
MASSACHUSETTS



HIGHWAY  
PROXIMITY

0.3 MILES

2.8 MILES

8.2 MILES

Ashby

**DUNKIN'**  
**Micron SOLUTIONS**  
**Foamtech N.A.** Protective Packaging Solutions  
**CUBESMART** self storage  
**KELLEY WOOD PRODUCTS INC.**  
SINCE 1884  
**YARN WORKS**

**STORAGE** Space Rental  
**amazon**  
**DQ**  
**Cumberland FARMS**  
**BellSimons COMPANIES** Right Products. Right Now.  
**QUALITY FAB INC.**  
**USPS.COM**



56 DANIELS ST.  
FITCHBURG, MA

Lunenburg



Westminster



**Chroma** Color Corporation  
**JAM PLASTICS**  
**SPECTRO** COATING CORP.  
**newp**  
**ABC Moving** MOVING & STORAGE  
**HORIZON** MUSIC  
**THE HOME DEPOT**  
**newp**  
**WASTE INNOVATIONS**  
**BANNER** Banner Mold & Die Co., Inc. Since 1966

EAST PRINCETON

Leominster



Princeton

Sterling

Lancaster  
SOUTH LANCASTER



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FOR LEASE | 24,089 SF INDUSTRIAL BUILDING ON 3.37 AC

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