



56 DANIELS STREET

FITCHBURG, MA

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

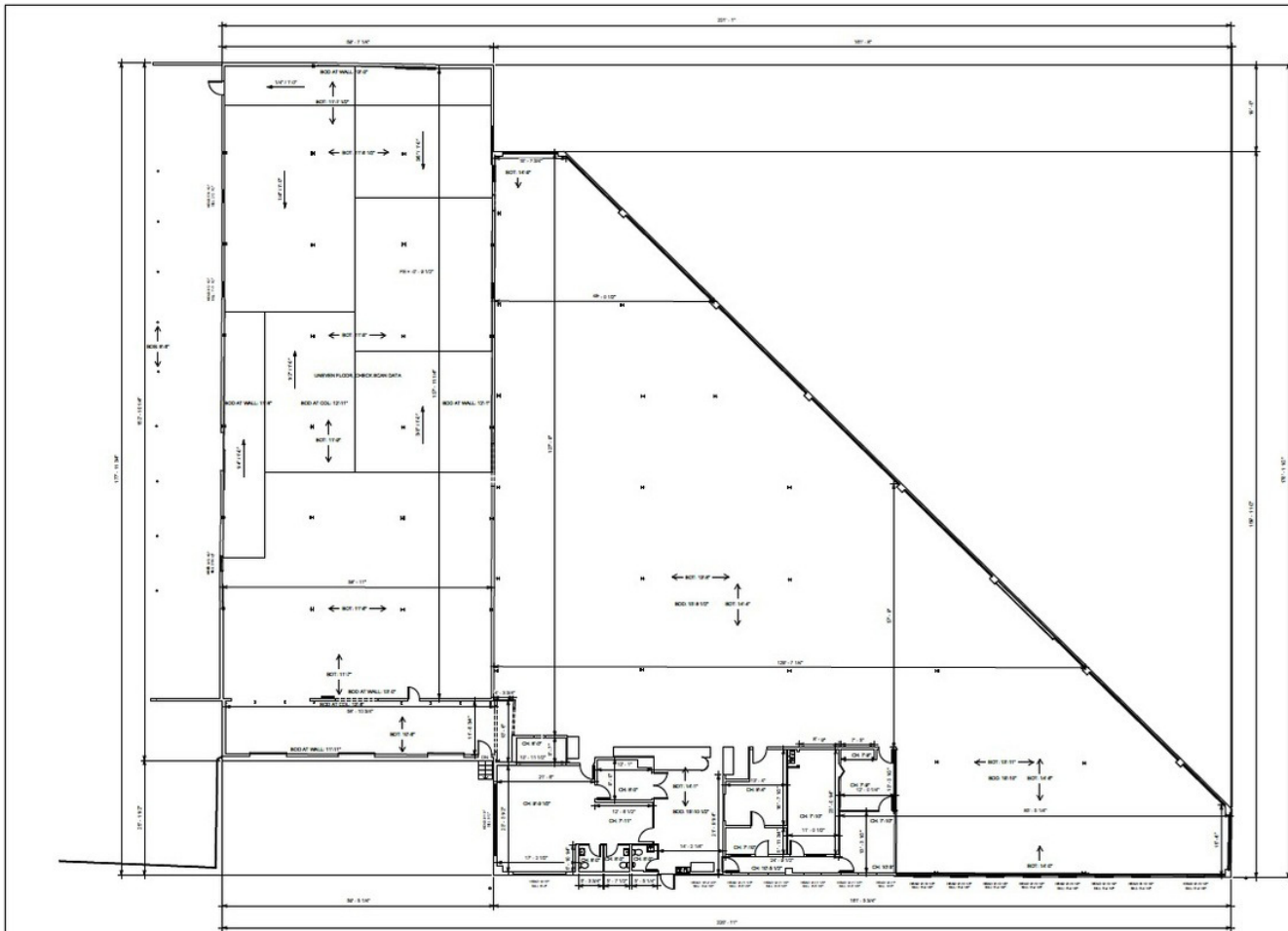
Building Size:	24,089 SF
Office & Showroom Space:	1,084 SF
Warehouse Space:	23,005 SF
Lot Size:	3.37 AC
Construction:	Masonry
Dock High Doors:	3
Fire Protection:	100% Sprinklered
Ceiling Height:	12'-14'
Basic Construction:	Steel & Masonry
Parking:	35
Lease Rate:	Market

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 110'-0"	11000 SF
100'-0" x 110'-0"	11000 SF
Total	22000 SF

56 Daniels Street

Framburg, MA



EXISTING CONDITIONS

- 2D CAD DRAWING
- 2D BIM MODEL
- LEVELLED POINTS
- UTILITY LOCATIONS
- VOIDS, POLES, INTERFERENCES
- LEVEL DETECTION

Phone: 917.237.8181
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 www.existingconditions.com

NOTES:

1. This floor plan is based on the 2D point cloud data provided by the client. It is not a survey and should not be used for legal purposes.
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Project Number: 103327

Existing Level 1 Floor Plan

Rev: 01/10/2025
 Date: 10/11/25
 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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