



56 DANIELS STREET

FITCHBURG, MA

FOR LEASE | 24,205 SF INDUSTRIAL BUILDING WITH RETAIL SHOWROOM

- 12'-14' Ceiling Height
- 3.37 AC
- Flex industrial with retail showroom

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

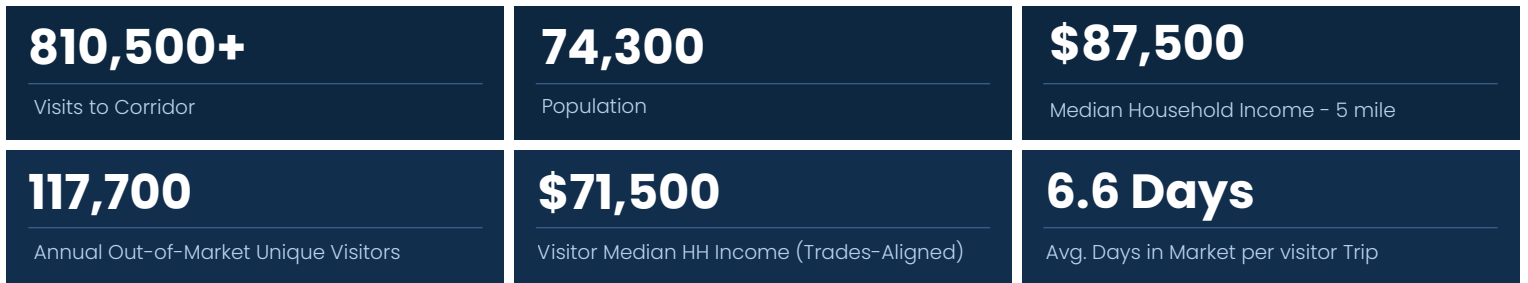
EXECUTIVE SUMMARY

The Stubblebine Company | CORFAC International is pleased to present 56 Daniels Street, Fitchburg, Massachusetts a rare 24,205 SF industrial/warehouse facility with an integrated retail showroom, positioned on 3.37 acres at one of North Central Massachusetts's most accessible commercial intersections.

The property's most distinctive feature is its combination of warehouse depth and customer-facing showroom, three dock-high doors, 12' 14' clear height, full sprinkler protection, and 35 surface parking spaces complete a functional, move-in-ready industrial package.

Located seconds from the roundabout of Kimball Street (MA Route 2A/12) and River Street (MA Route 31), with Route 2 accessible within 2.8 miles, the building connects Fitchburg to Boston (~65 min), Worcester (~35 min), Gardner, and the Pioneer Valley positioning this property squarely within the established industrial and commercial supply chain of Central Massachusetts.

KEY MARKET METRICS | LOWER CLEGHORN / WEST FITCHBURG CORRIDOR



VISITOR ORIGINS | TOP NON-RESIDENT ZIP CODES

01420 - Fitchburg, MA	331K visits	40.9%	01453 Leominster, MA	107K visits	13.1%
01440 - Gardner, MA	39.9K visits	4.9%	01430 Ashburnham, MA	18.8K visits	2.3%
01473 - Westminster, MA	18.1K visits	2.2%	01462 Lunenburg, MA	15.6K visits	1.9%
01475 - Winchendon, MA	14.7K visits	1.8%			

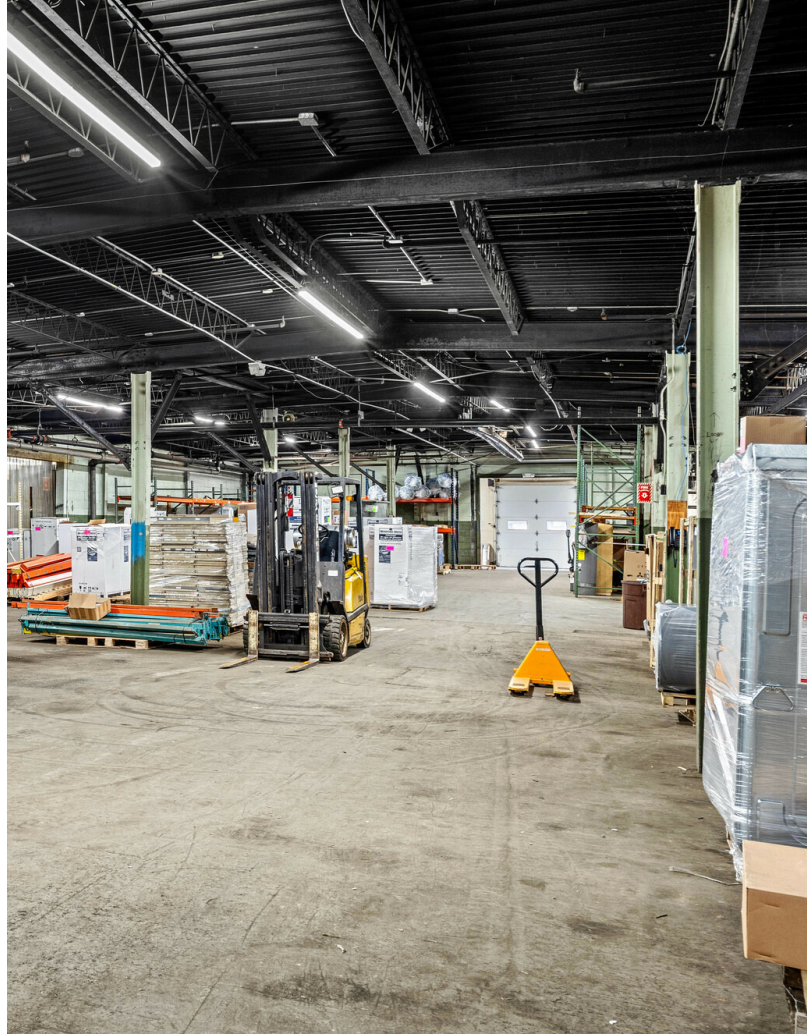
UNMET RETAIL DEMAND | 3-MILE TRADE AREA (STI Market Outlook, Benchmarked vs. Massachusetts)

Consumer dollars currently exiting this trade area - representing immediate capture opportunity for an incoming tenant:

BUSINESS CATEGORY	UNMET DEMAND	RELATIVE SCALE
Gasoline Stations	\$55,927,785	
Grocery Stores	\$47,557,987	
Clothing Stores	\$33,107,892	
Health & Personal Care Stores	\$31,087,617	
Building Material & Supplies	\$22,502,173	
Department Stores	\$9,391,613	
Beer, Wine & Liquor Stores	\$6,819,001	
Electronics & Appliance Stores	\$4,591,445	

Building Material & Supplies Dealers: \$22.5M unmet demand validates a flooring dealer, lumber yard, or home improvement supply operator as a high-fit tenant. Health & Personal Care (\$31M) supports med/wellness retail.





FLOOR PLAN



24,205 SF AVAILABLE

1 Drive-in Door

3 Loading Docks

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

Gross Area Schedule	
Level	Area
Level 1	24,205 SF
Total	24,205 SF

56 Daniels Street

Fairburg, MA



EXISTING CONDITIONS

3D AREA MODEL

- 3D CAD DRAWINGS
- 3D BIM MODELS
- LEVELING REPORTS
- UTILITY LOCATING
- VIDEO PIPE INSPECTION
- LEAK DETECTION

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 Email: sales@grpr.com
 www.grpr.com/services/built

1. All drawings are prepared in accordance with the current edition of the International Building Code (IBC) and the International Mechanical Code (IMC).
2. All drawings are prepared in accordance with the current edition of the International Plumbing Code (IPC) and the International Fire Code (IFC).
3. All drawings are prepared in accordance with the current edition of the International Electrical Code (IEC) and the International Energy Conservation Code (IECC).
4. All drawings are prepared in accordance with the current edition of the International Fire and Safety Code (IFSC) and the International Fire and Safety Code (IFSC).
5. All drawings are prepared in accordance with the current edition of the International Fire and Safety Code (IFSC) and the International Fire and Safety Code (IFSC).

Project Number: 103327

Existing Level 1 Floor Plan

Date: 3/10/2026
 Scale: 1/8" = 1'-0"
 Created By: JAC

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
AIS
BANNER Banner Mold & Die Co., Inc. Since 1966
WASTE INNOVATIONS

EAST PRINCETON

Leominster



Princeton

Sterling

Lancaster
SOUTH LANCASTER



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FOR LEASE | 24,205 SF INDUSTRIAL BUILDING WITH RETAIL SHOWROOM

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