



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:

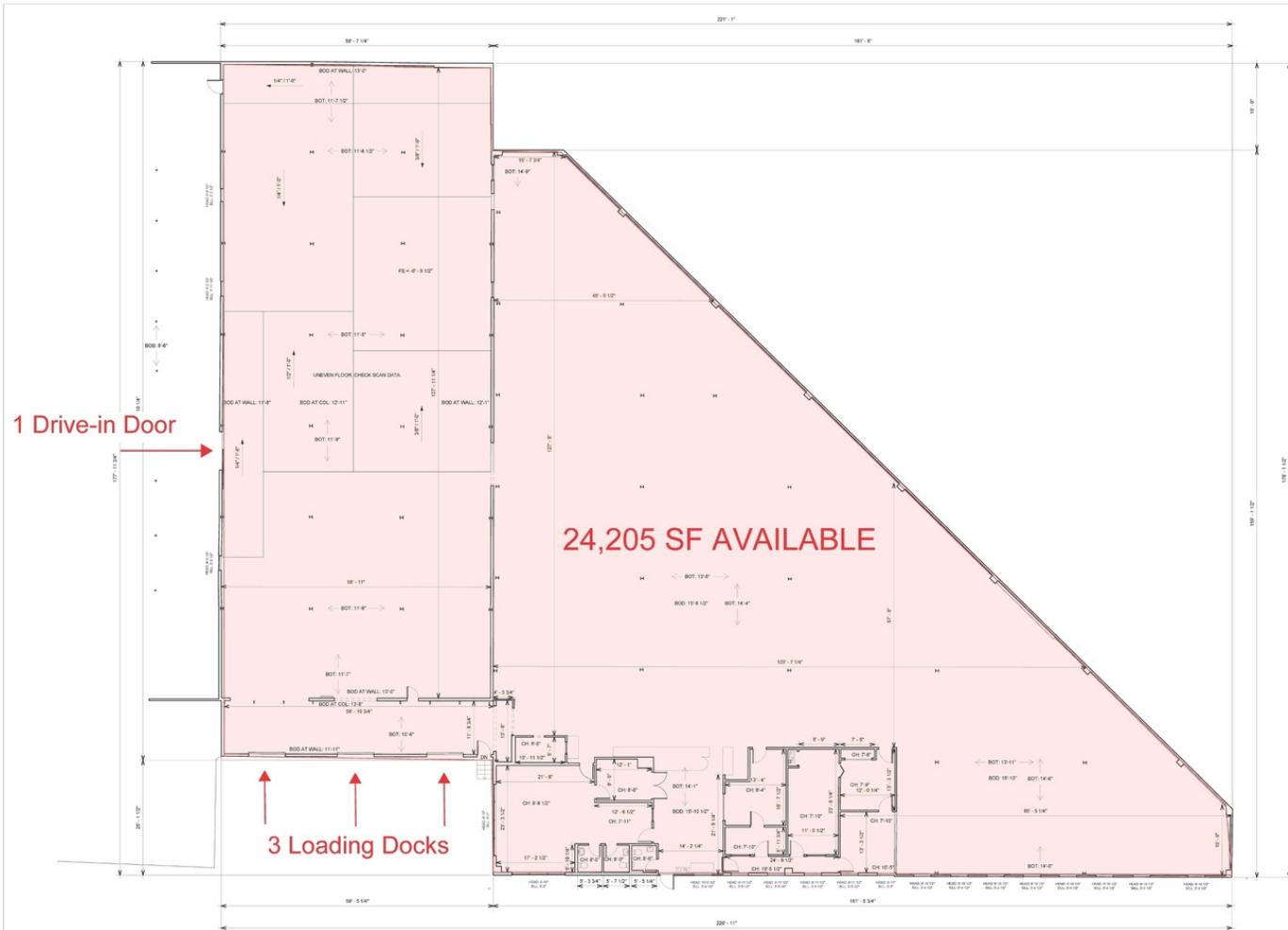
BUSINESS CATEGORY	UNMET DEMAND	RELATIVE SCALE
Gasoline Stations	\$55,927,785	
Grocery Stores	\$47,557,987	
Clothing Stores	\$33,107,892	
Health & Personal Care Stores	\$31,087,617	
Building Material & Supplies	\$22,502,173	
Department Stores	\$9,391,613	
Beer, Wine & Liquor Stores	\$6,819,001	
Electronics & 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 ON 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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1. All drawings are prepared in accordance with the current edition of the International Building Code (IBC) and the International Mechanical Code (IMC).
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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
PROXIMTY

0.3 MILES

2.8 MILES

8.2 MILES

Ashby

DUNKIN' STORAGE Space Rental

Micron SOLUTIONS **amazon**

Foamtech N.A. **Cumberland FARMS**
Protective Packaging Solutions

CUBESMART **BellSimons COMPANIES**
self storage Right Products. Right Now.™

KELLEY WOOD PRODUCTS INC. **QUALITY FAB INC.**
SINCE 1886

YARN WORKS **USPS.COM**

Ashtaburham



56 DANIELS ST.
FITCHBURG, MA

Lunenburg



Westminster



Chroma **JAM PLASTICS** **THE HOME DEPOT**

SPECTRO COATING CORP. **newp**

ABC Moving **AIS** **WIN WASTE INNOVATIONS**

HORIZON MUSIC **BANNER** **Banner Mold & Die Co., Inc.**
MUSIC Since 1949

Leominster



EAST PRINCETON

Princeton

Sterling

Lancaster
SOUTH LANCASTER



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

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