



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

810,500+ Visits to Corridor	74,300 Population	\$87,500 Median Household Income - 5 mile
117,700 Annual Out-of-Market Unique Visitors	\$71,500 Visitor Median HH Income (Trades-Aligned)	6.6 Days Avg. Days in Market per visitor Trip

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:

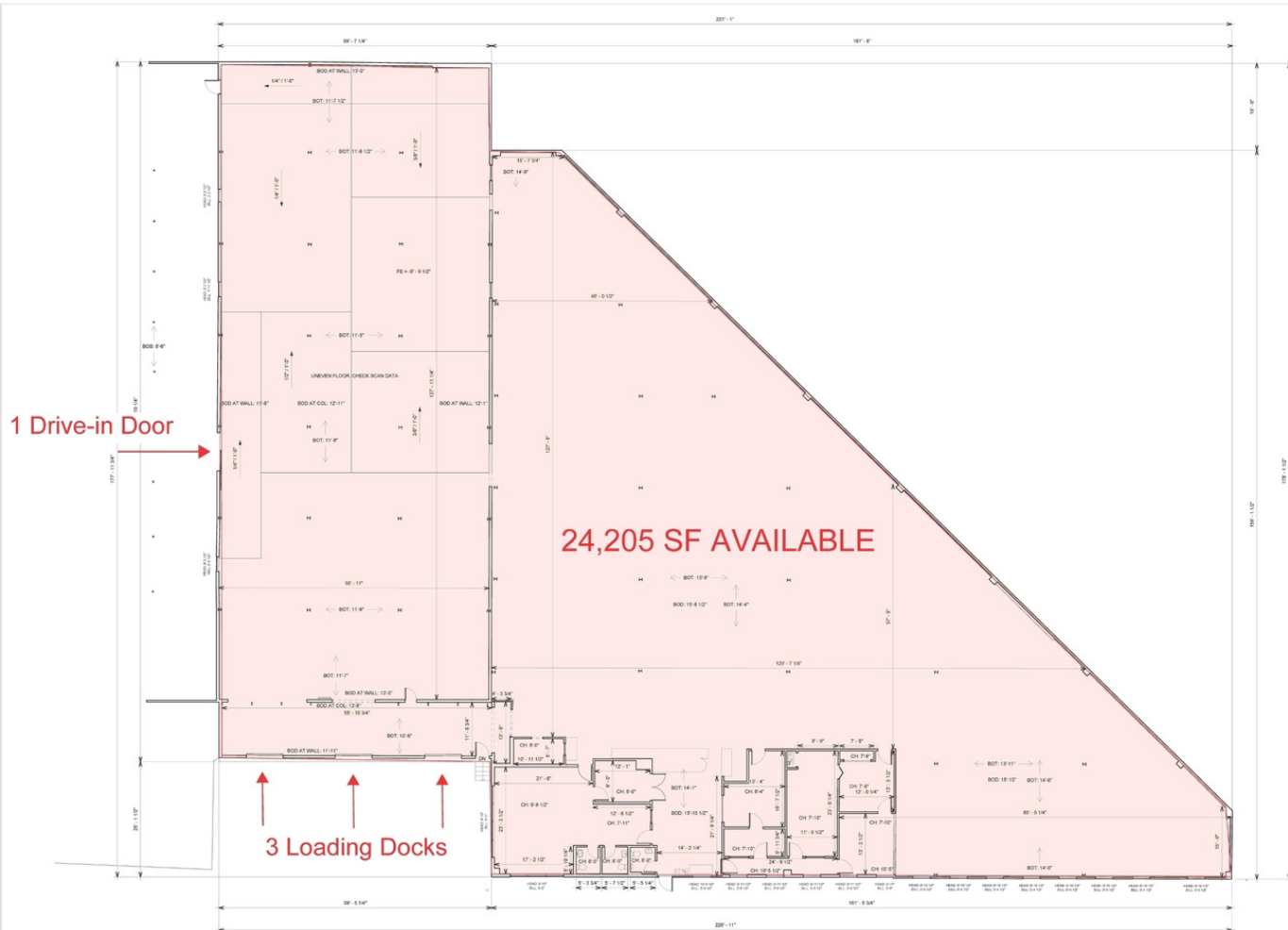
BUSINESS CATEGORY	UNMET DEMAND	RELATIVE SCALE
Gasoline Stations	\$55,927,785	
Grocery Stores	\$47,557,987	
Clothing Stores	\$33,107,892	
Health & Personal Care Stores	\$31,087,617	
Building Material & Supplies	\$22,502,173	
Department Stores	\$9,391,613	
Beer, Wine & Liquor Stores	\$6,819,001	
Electronics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



56 Daniels Street

Falmouth, MA



EXISTING CONDITIONS

Best Available - Best Possible

GPRS 360° MORE

100% more information than traditional drawings

2D CAD DRAWINGS

3D BIM MODELS

LEVELING RESULTS

UTILITY LOCATING

VIDEO PIPE INSPECTION

LEAK DETECTION

These files were created by our client's specifications. To request additional information, please contact us!

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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

Date: 3/10/2020

Scale: 1/8" = 1'-0"

Created By: JAC

EX02

Existing Level 1 Floor Plan

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.
Protective Packaging Solutions



Cumberland
FARMS

CUBESMART
self storage



BellSimons
COMPANIES
Right Products. Right Now.™

KELLEY
WOOD PRODUCTS INC.



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Fitchburg

56 DANIELS ST.
FITCHBURG, MA

Lunenburg



Westminster



Leominster



Chroma
Color Corporation

JAM
PLASTICS



SPECTRO
COATING CORP.



newp

ABC Moving
MOVING & STORAGE

AIS



WASTE
INNOVATIONS

HORIZON
MUSIC



Banner Mold & Die Co., Inc.
Since 1940

EAST PRINCETON

Princeton

Sterling

Lancaster
SOUTH
LANCASTER



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