

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.

Sources: Placer.ai Market Overview & Market Visitors Lower Cleghorn (May 2025 Apr 2026)










EXIT

FLOOR PLAN



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	24205 SF
Total	24205 SF

56 Daniels Street

Fitchburg, MA

GPRS

EXISTING CONDITIONS

Start Accurate. Stay Accurate.™

GPRS DOES MORE

2D CAD DRAWINGS

3D BIM MODELS

LEVELNESS REPORTS

UTILITY LOCATING

VIDEO PIPE INSPECTION

LEAK DETECTION

These files were created to our clients' specifications. To request additional documentation, please contact us!

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Project Number: 103327

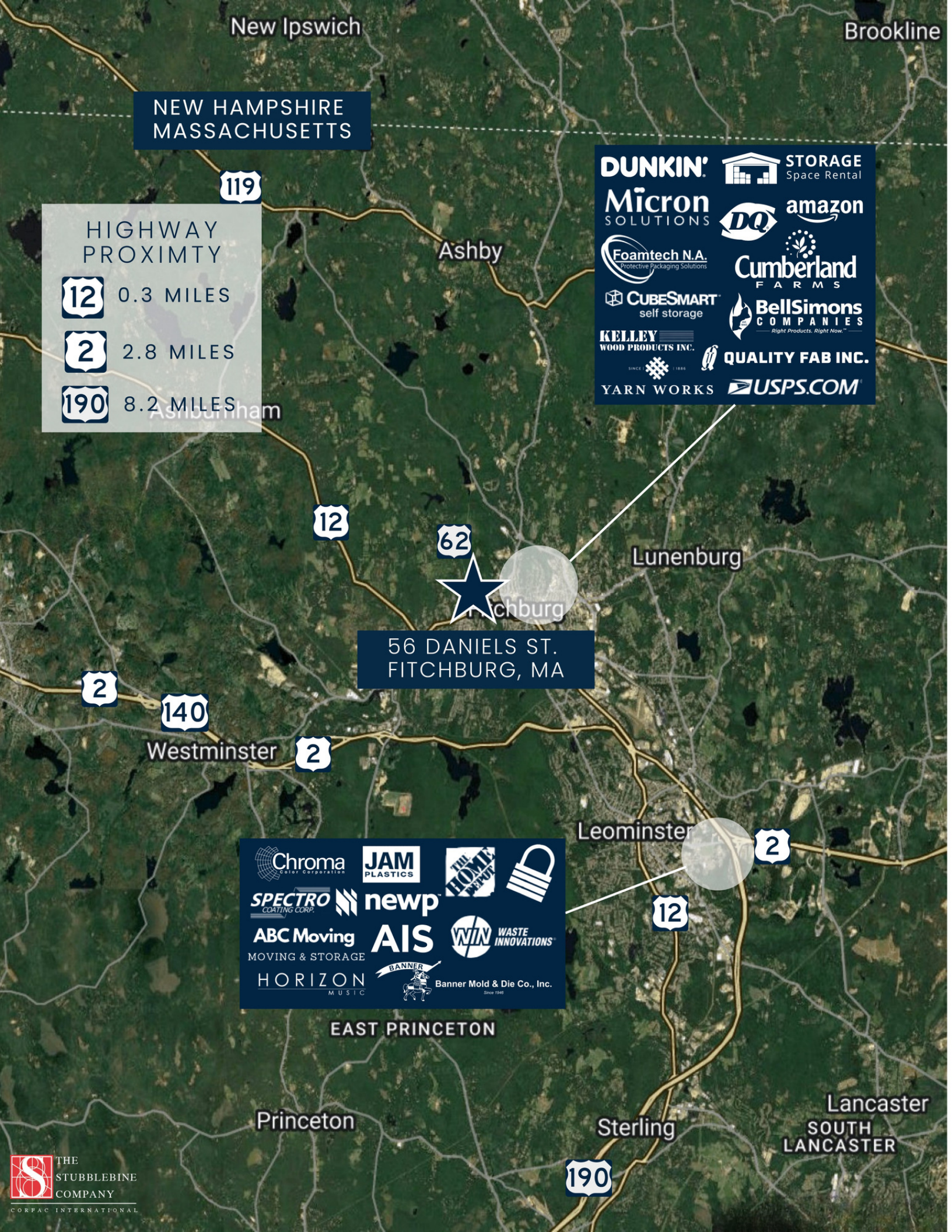
Existing Level 1 Floor Plan

Date: 3/10/2026

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

Created By: AK

EX02


New Ipswich
Brookline
NEW HAMPSHIRE
MASSACHUSETTS
119
HIGHWAY
PROXIMTY
12 0.3 MILES
2 2.8 MILES
190 8.2 MILES
Ashby
Ashburnham
DUNKIN'
STORAGE
Space Rental
Micron
SOLUTIONS
DQ
amazon
Foamtech N.A.
Protective Packaging Solutions
Cumberland
FARMS
CUBESMART
self storage
BellSimons
COMPANIES
Right Products. Right Now.™
KELLEY
WOOD PRODUCTS INC.
QUALITY FAB INC.
YARN WORKS
USPS.COM
12
62
Lunenburg
56 DANIELS ST.
FITCHBURG, MA
2
140
Westminster
2
Leominster
2
12
Chroma
Color Corporation
JAM
PLASTICS
SPECTRO
COATING CORP.
newp
ABC Moving
MOVING & STORAGE
AIS
WIN
WASTE
INNOVATIONS
HORIZON
MUSIC
BANNER
Banner Mold & Die Co., Inc.
Since 1946
EAST PRINCETON
Princeton
Sterling
Lancaster
SOUTH
LANCASTER
190
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