



# 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

CORPAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

24,089 SF Industrial Building on 3.37 AC for Lease

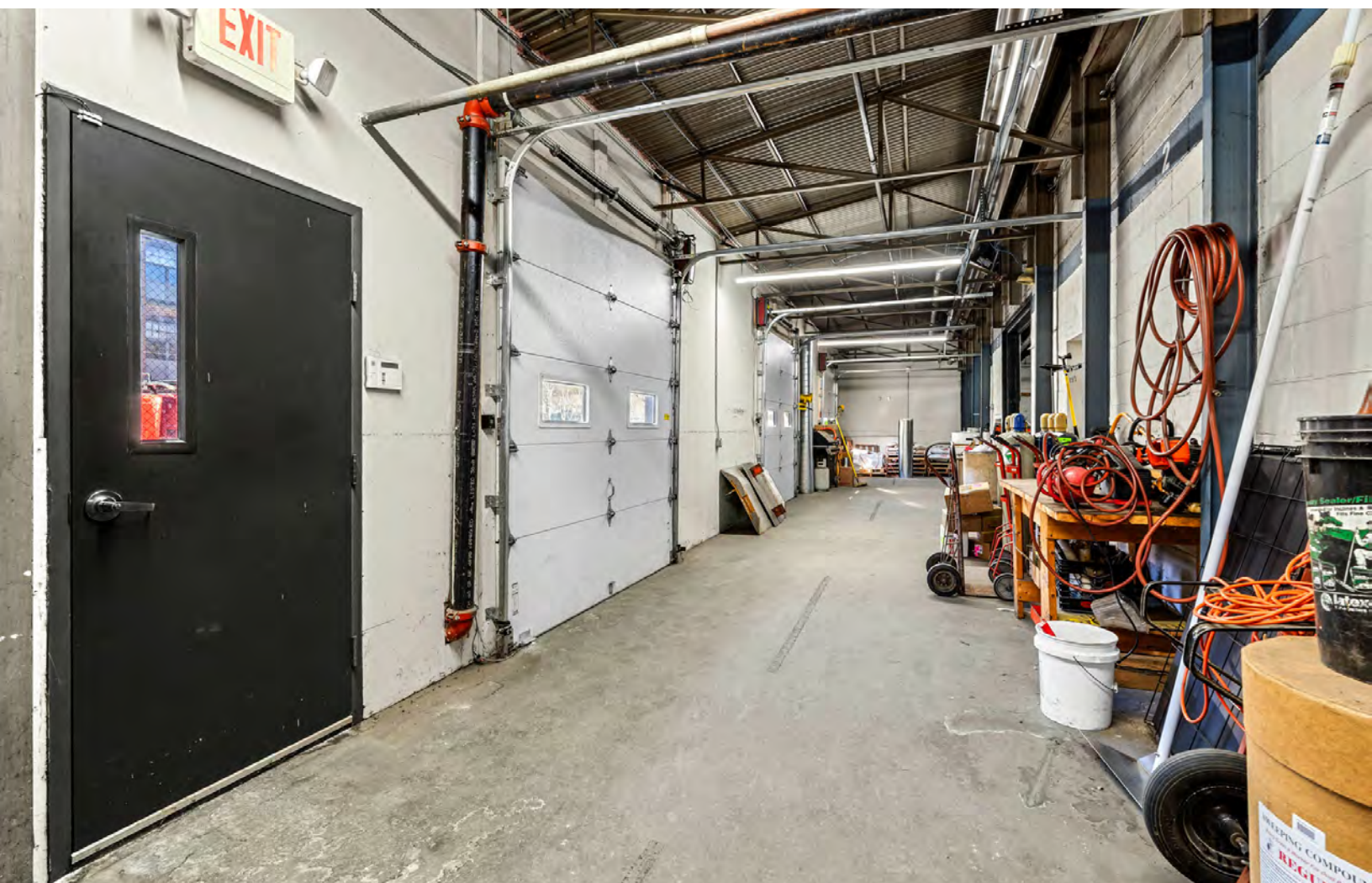
## PROPERTY HIGHLIGHTS

- 12'-14' Ceiling Height
- Directly off of Route 12
- 3 Miles to Route 2

## PROPERTY SPECIFICATIONS

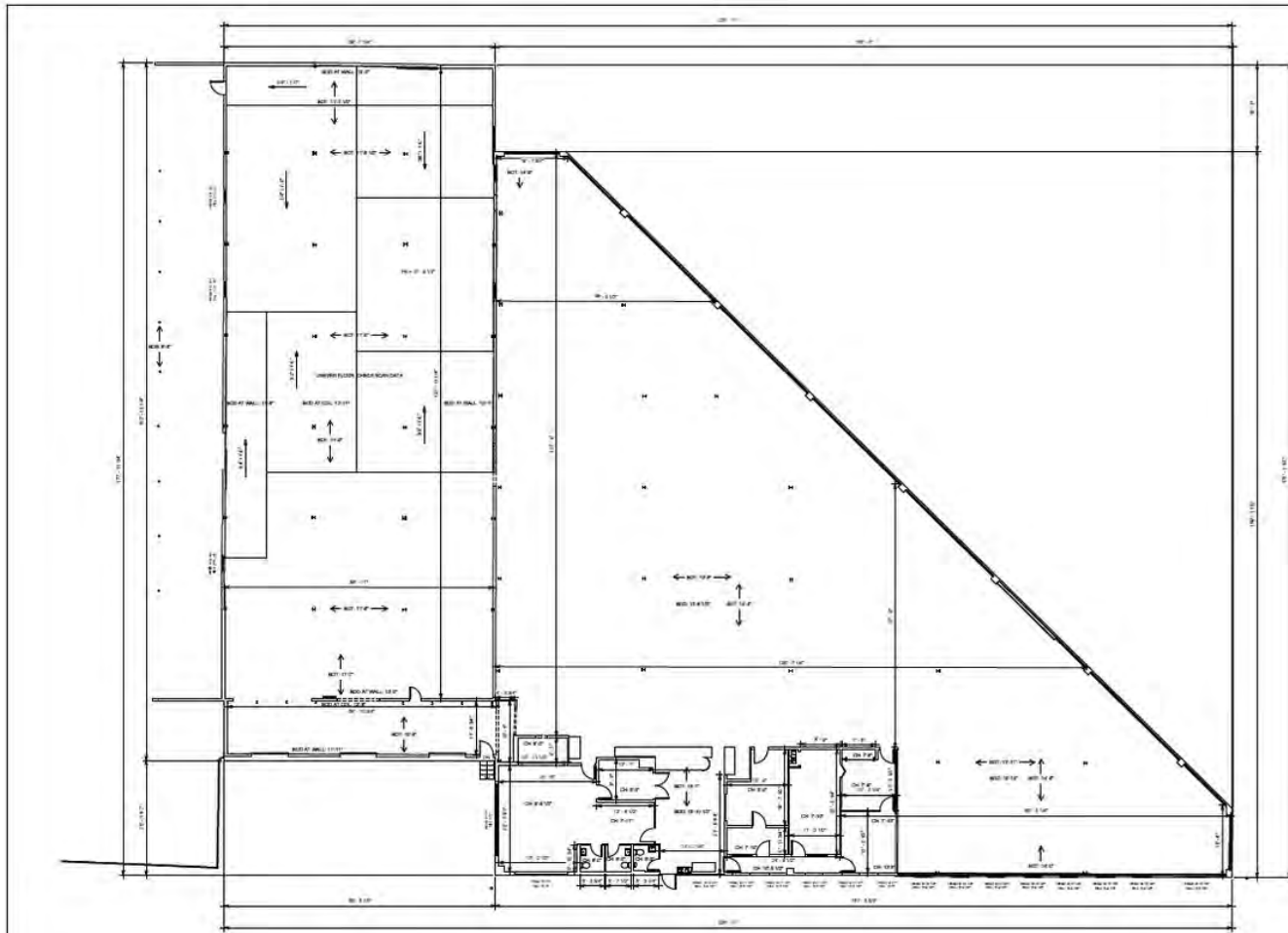
Building Size:	24,089 SF
Office & Showroom Space:	1,084 SF
Warehouse Space:	23,005 SF
Lot Size:	3.37 AC
Construction:	Masonry
Dock High Doors:	3
Fire Protection:	100% Sprinklered
Ceiling Height:	12'-14'
Basic Construction:	Steel & Masonry
Lease Rate:	Market

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

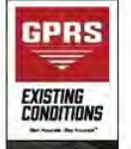


AREA CALCULATIONS BASED ON POINT-TO-POINT DATA ARE ESTIMATED. ACTUAL AREA MUST BE DETERMINED BY CLIENT OR CALCULATED AFTER COMPLETION OF DELIVERABLES.

Gross Area Schedule	
Line	Area
1	10,000
2	10,000
3	10,000
4	10,000
5	10,000
6	10,000
7	10,000
8	10,000
9	10,000
10	10,000
11	10,000
12	10,000
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99	10,000
100	10,000

56 Daniels Street

Framingham, MA



- 2D CAD DRAWING
- 3D BIM MODEL
- LEVELING REPORT
- UTILITY LOCATE
- VIDEO TOUR
- LEAD DETECTION

Phone: 517.237.2818  
 Email: sales@existingconditions.com  
 www.existingconditions.com

Project Number: 102227

Existing Level 1 Floor Plan

Rev: 01/12/2025  
 Date: 01/12/2025  
 Scale: 1/8" = 1'-0"  
 Sheet: 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 1886  
**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  
**WIN** WASTE INNOVATIONS

EAST PRINCETON

Leominster



Princeton

Sterling

Lancaster  
SOUTH LANCASTER



# 56 DANIELS STREET FITCHBURG, MA

FOR LEASE | 24,089 SF INDUSTRIAL BUILDING ON 3.37 AC

ALAN RINGUETTE

978.265.8112

alan@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

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