



774 CRAWFORD STREET

FITCHBURG, MA

FOR SALE | 52,000 SF FLEX BUILDING ON 4.5 AC

- 22' Clear Height
- 100% AC
- Located close to Rt 2/I-190 Interchange
- 2,500 Amps
- \$10M of infrastructure (former cannabis facility)

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Sale | 52,000 SF Flex Building on 4.5 AC +/-

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	20,289	38,223	66,632
Total Population	48,939	94,096	169,433
Average HH Income	\$98,712	\$102,133	\$120,096

PROPERTY HIGHLIGHTS

- Former state-of-the-art cannabis cultivation and production facility (operational since 2020): \$10M of exiting infrastructure
- 100% climate-controlled with extensive HVAC infrastructure
- Two (2) 150T chillers provide heat and cool through 7 dedicated air handlers - approximately 14,000 sq ft
- Commercial kitchen with grease trap
- 200 ft underground tunnel with piping for:
 - Central material feeding system
 - Central water systems (chillers/tower)
 - Air, power, and communications
- \$10M cannabis infrastructure

PROPERTY SPECIFICATIONS

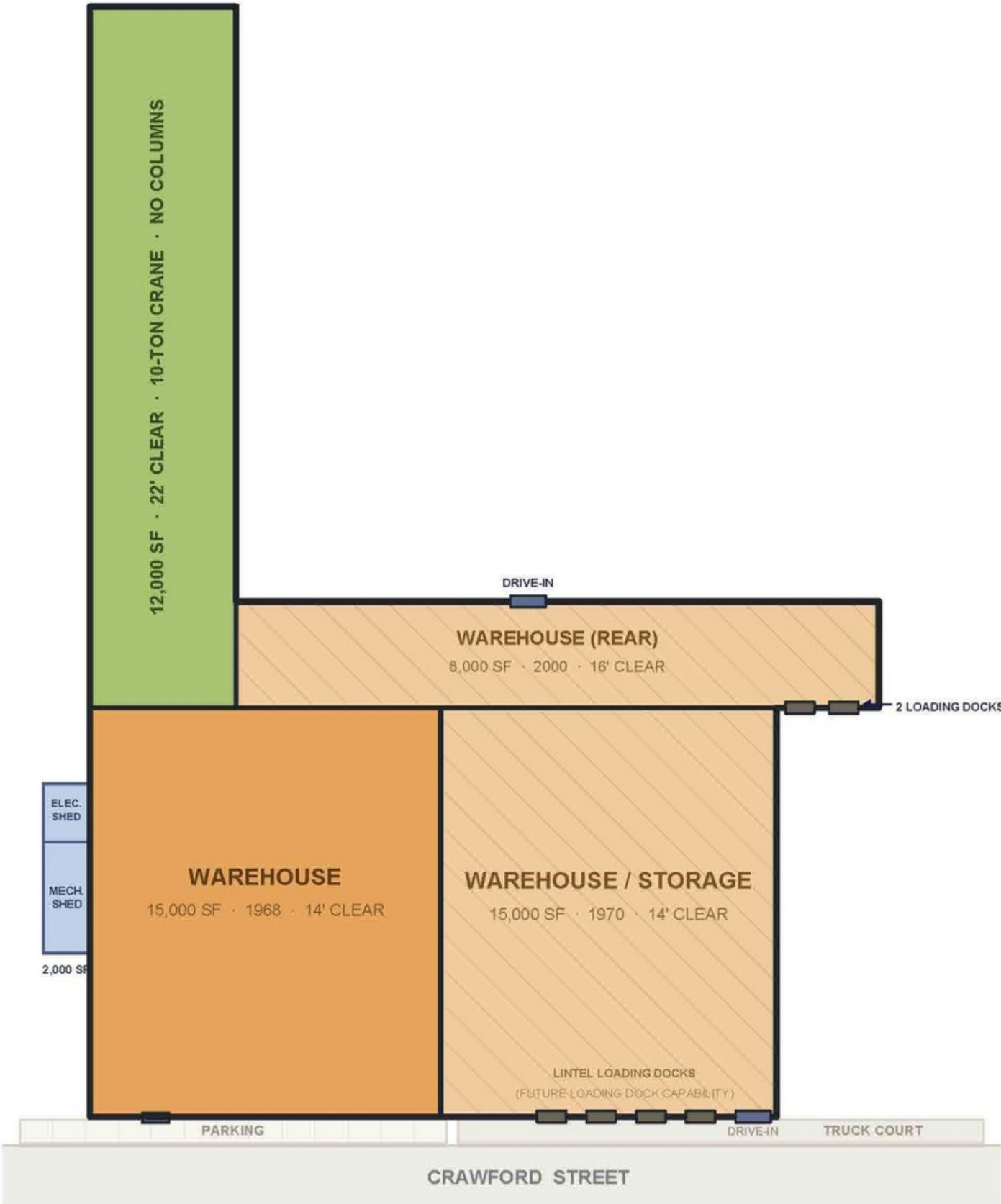
Building Size:	52,000 SF
Lot Size:	4.5 AC +/-
Ceiling Height:	22'
Loading Dock:	Two (2) 10'x12' high drive in doors Two (2) 8'x10' high dock doors with levelers One (1) 8'x10' high "UPS" shipping door
Parking:	Large paved lots for parking/trucking
Utilities:	Municipal water, sewer, gas
Power:	2,500 Amps, 277/480V, 3-phase
HVAC:	Two (2) 150T Chillers One (1) Roof top HVAC
Sale Price:	\$5,900,000







FLOOR PLAN





Ashby

WEST TOWNSEND



Townsend

HIGHWAY PROXIMITY



2.1 MILES
4 MIN



1.1 MILES
2 MIN



2.5 MILES
7 MIN

12

BOSTON, MA
48 MILES | 1 HOUR

WORCESTER, MA
24 MILES | 28 MINS

Fitchburg

Fitchburg
Municipal
Airport



Lunenburg



774 CRAWFORD ST.
FITCHBURG, MA

Leominster



EAST PRINCETON

Princeton

Sterling



Lancaster

SOUTH LANCASTER

Clinton

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NEFM

NEW ENGLAND
FABRICATED METALS, INC.



Alpha Wire

the paper store



BMP Medical

utiz

DON-JO MFG., INC.

**ANDERSON
POWER**



UrthPact



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