

FOR SALE



149 INDUSTRIAL ROAD

FITCHBURG, MA 01420



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

PAUL MATT

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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------|--|
| MBLU: | 110R-6-0 |
| Property Type: | Industrial |
| Building Size: | 38,400 SF |
| Lot Size: | 4.5 Acres |
| Zoning: | Light Industrial (LI) |
| Column Height: | 34 x 40 |
| Roof: | Flat Rubber Membrane with roof drains |
| Power: | 400 amp/480-volt three-phase power |
| HVAC: | Ceiling Mounted Natural Gas Units (Manufacturing), A/C in Office |
| Utilities: | Public water and sewer |
| Loading: | Three (3) Docks (8') with levelers |
| Ceiling Height: | 16.6 - 18.6 ft |
| Parking: | ±30 Spaces |
| Year Built: | 1980 |
| Sale Price: | \$3,200,000 |

PROPERTY OVERVIEW

On behalf of ownership, Kelleher & Sadowsky Associates is pleased to introduce 149 Industrial Road in Fitchburg, Massachusetts. This 38,400 square foot manufacturing building is situated in the Fitchburg Industrial Park with immediate access to Routes 2, 2A, 140, 190 and 290. This premier manufacturing facility offers 400 amp/480-volt three-phase power, 34' x 40' column spacing as well as three 8' loading docks (with levelers). Additionally, the manufacturing floor includes a ventilated waste storage room as well as a locker room with showers. Originally constructed in 1980, this building most recently served as a wire and cable manufacturing facility. The building can be delivered vacant in late 2021/early 2022.

DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 632 | 20,060 | 133,916 |
| Total Population | 2,010 | 57,758 | 361,039 |
| Average HH Income | \$199,013 | \$178,638 | \$131,363 |



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INTERIOR PHOTOS



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AERIAL PHOTOS



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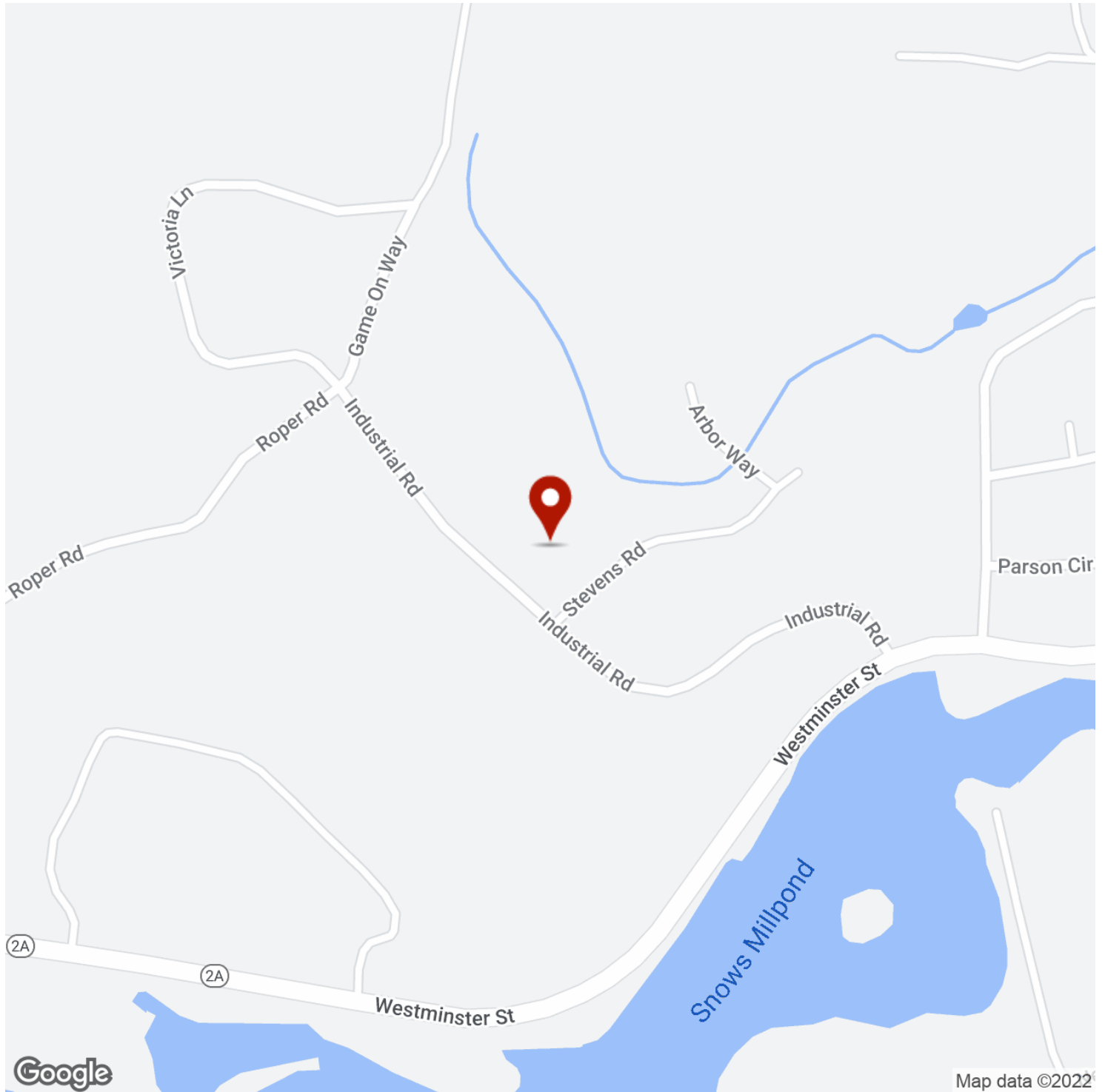
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

LOCATION MAP



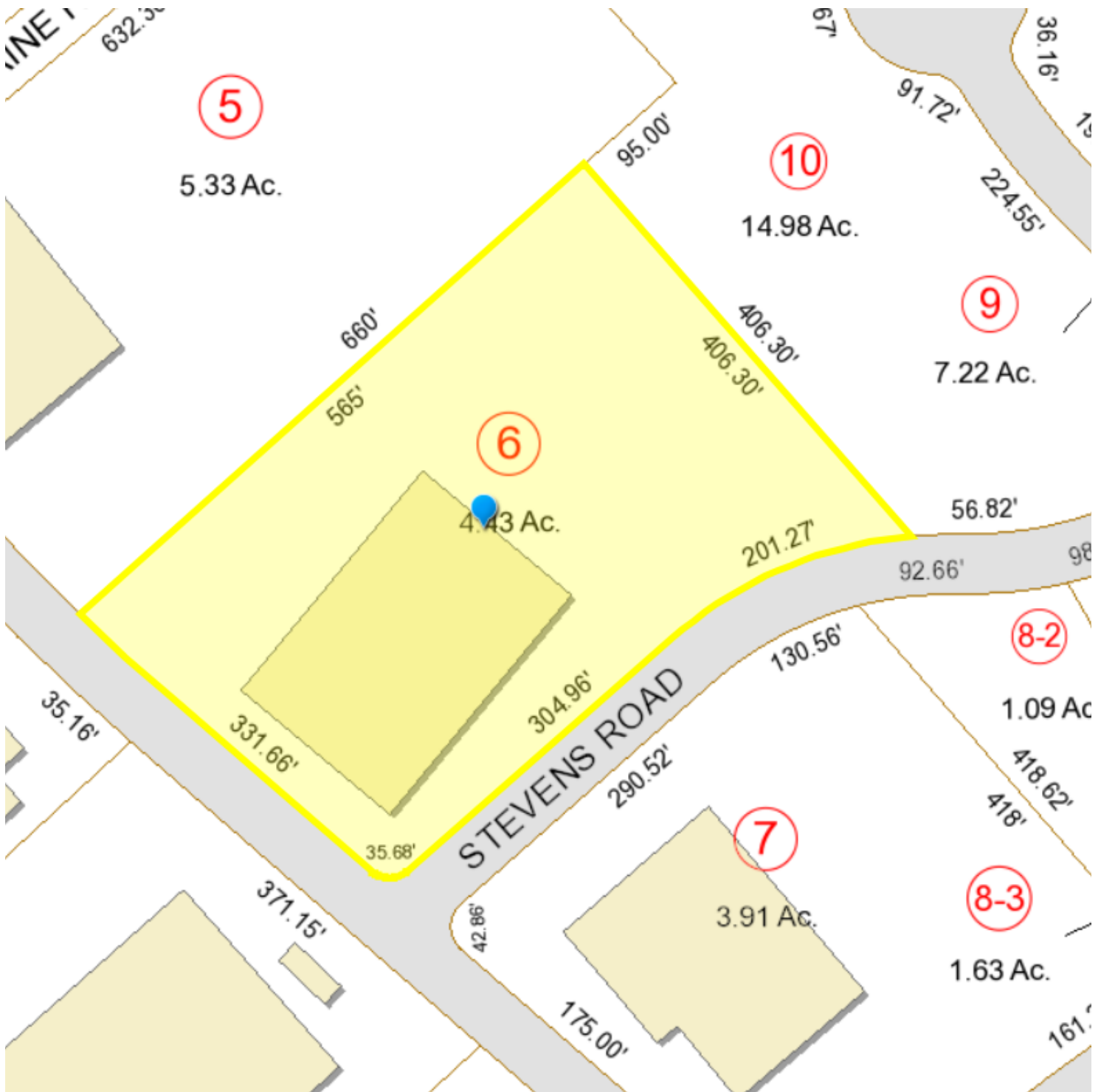
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ASSESSOR / SITE MAP



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