



ZERO AIRPORT RD

FITCHBURG, MA

367,000 SF | NEW CONSTRUCTION

- 40' CLEAR HEIGHT
- FULLY APPROVED: ALL PERMITS AND APPROVALS IN PLACE
- SUBDIVIDES TO 82,000 SF
- LOCATED 1 MILE FROM ROUTE 2 AND CLOSE TO THE INTERSECTION OF RT.2 / I-190
- BUILDING DELIVERY: Q1 2025 DELIVERY



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



CONSTRUCTION TIMELINE

GROUNDBREAKING:	MARCH 2023
SITE WORK:	AUGUST 2023
BUILDING STRUCTURE/ ENVELOPE:	JANUARY 2024
BASE BUILDING DELIVERY:	APRIL 2024
TI DELIVERY:	MAY 2024

PROPERTY HIGHLIGHTS

BUILDING SIZE:	367,000 SF
SUBDIVISION:	82,000 SF
PROPERTY TYPE:	INDUSTRIAL. IDEAL FOR WAREHOUSE, DISTRIBUTION, MANUFACTURING AND ASSEMBLY
TOTAL ACREAGE:	43.8 ACRES
CLEAR HEIGHT:	40' CLEAR
ZONING:	INDUSTRIAL
COLUMN SPACING:	50' X 56'
LIGHTING:	LED
DIMENSIONS:	364' X 1008'
TAILBOARD LOADING:	61
CAR PARKING:	367
UTILITIES:	PROPERTY HAS ALL UTILITIES INCLUDING SEWER
PERMITS:	ALL PERMITS IN PLACE
RENTAL RATE:	MARKET

RENDERINGS



AERIALS



PREMIER LOCATION

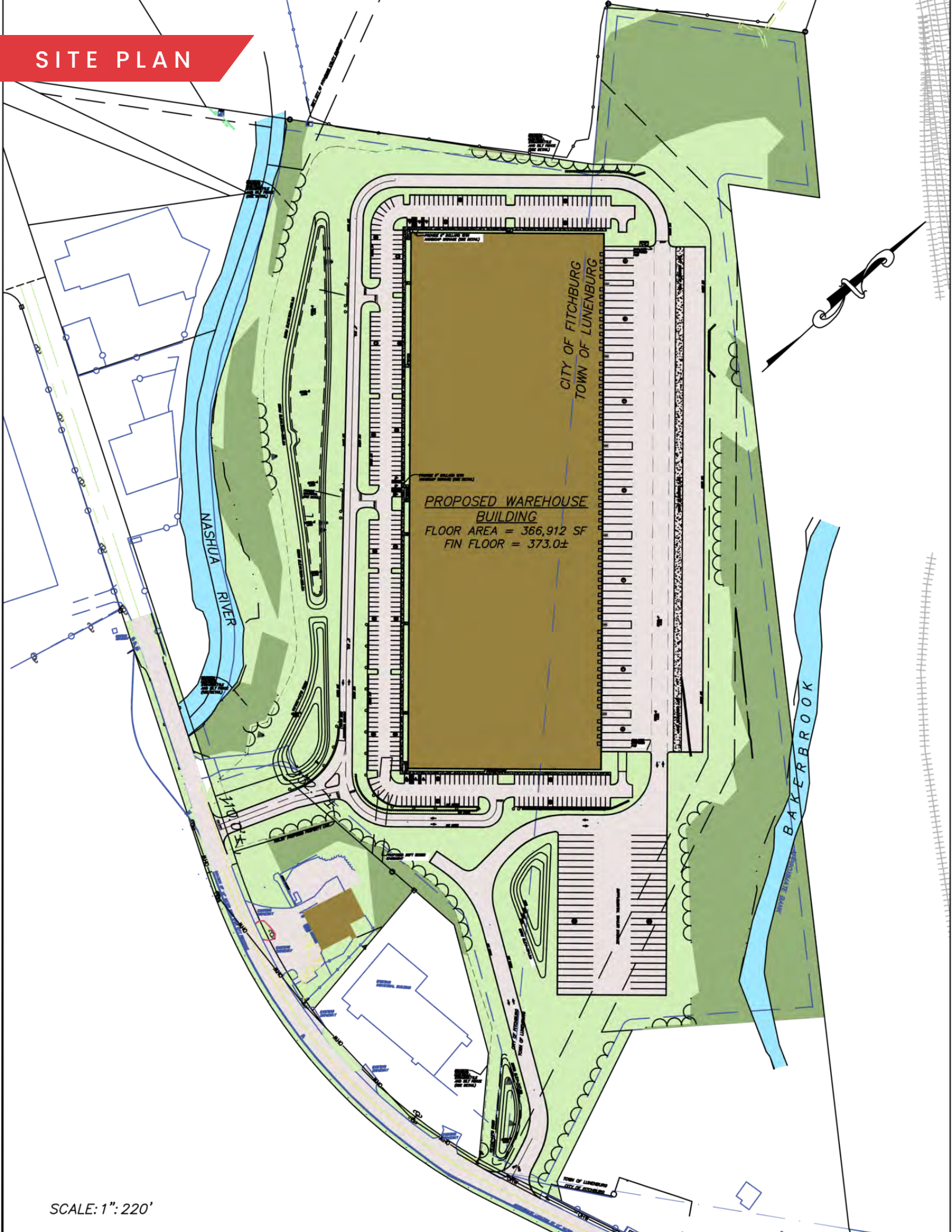


DISTANCE TO SUBJECT PROPERTY

PROVIDENCE, RI	64 MILES
WORCESTER, MA	25 MILES
BOSTON, MA	56 MILES
HARTFORD, CT	87 MILES
STAMFORD, CT	164 MILES
CONCORD, NH	56 MILES
PORTLAND, ME	127 MILES
NEW YORK CITY, NY	204 MILES
NEWARK, NJ	211 MILES
BURLINGTON, VT	189 MILES

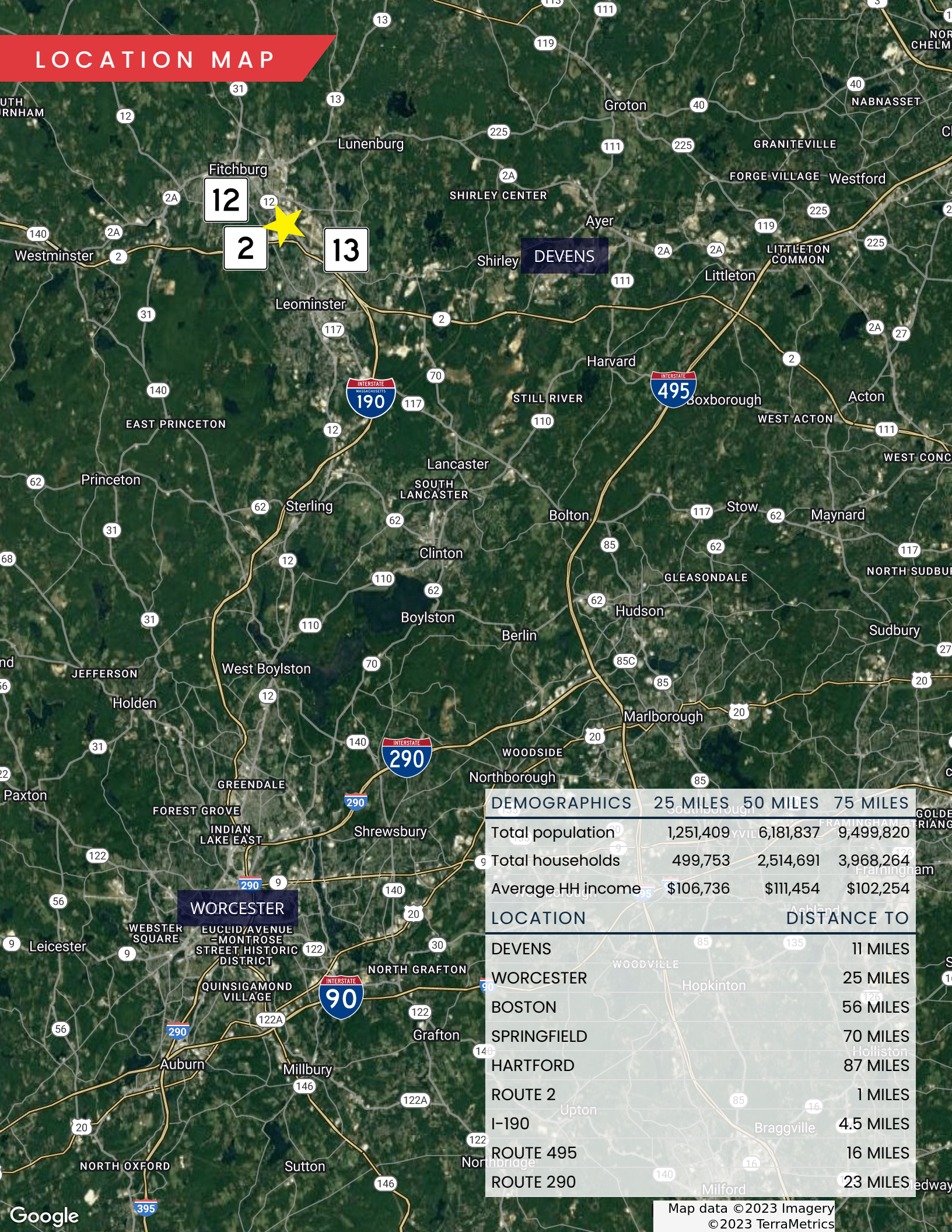


SITE PLAN



SCALE: 1" = 220'

LOCATION MAP



DEMOGRAPHICS	25 MILES	50 MILES	75 MILES
Total population	1,251,409	6,181,837	9,499,820
Total households	499,753	2,514,691	3,968,264
Average HH income	\$106,736	\$111,454	\$102,254

LOCATION	DISTANCE TO
DEVENS	11 MILES
WORCESTER	25 MILES
BOSTON	56 MILES
SPRINGFIELD	70 MILES
HARTFORD	87 MILES
ROUTE 2	1 MILES
I-190	4.5 MILES
ROUTE 495	16 MILES
ROUTE 290	23 MILES

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