

**SIMILAR QUALITY BLDG.
IMMEDIATELY NEXT
DOOR AVAILABLE TOO!**

AVAILABLE



**50,000+ SF
OFFICE &
INDUSTRIAL**

**CENTRAL MA
EXCEPTIONALLY
CLEAN BLDG!**



LOCATION:	774 Crawford Street (aka Airport Road), Fitchburg, MA Overlooking Fitchburg Municipal Airport. Just off Routes 2, I-190, 12 & 13. 15 minutes from I-495!
BUILDING AREA:	50,000 SF, including high bay, clear span mfg. space (60' X 200') w/ utility/service tunnel, recently built offices, etc..must see to appreciate!
BUILDING CONSTRUCTION:	Utilized as office and industrial space. Exterior building walls are masonry block. Building has a steel truss roof frame w/metal deck & rubber membrane. Concrete slab floor. Building totally redone recently!
HVAC:	Gas fired heat. Central HVAC for office & mfg, except in warehouse.
UTILITIES:	Municipal water, sewer, gas, 480V 1600 AMP (extensive distribution).
CLEAR HEIGHT:	14' - 20'+ to bottom of trusses.
TRUCK LOADING:	Seven docks & two drive-in doors.
ADDITIONAL AMENITIES:	Business equipment available. Compressed air lines. Fire detection/sprinkler system.
PARKING:	Large paved lots for parking/trucks.
LAND AREA:	4.5 Acre site, expansion potential.
ZONING:	Industrial.



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