



# 180 MAIN STREET

**FITCHBURG, MA**

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**FOR SALE OR LEASE | 6-BAY GARAGE**

**JAMES STUBBLEBINE  
DEVON WAGNER**

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**THE  
STUBBLEBINE  
COMPANY**

**CORFAC INTERNATIONAL**



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

12,198 Flex Space for Lease

## PROPERTY HIGHLIGHTS

- 2 Stories
- 6-Bay Garage
- Office and Warehouse Space
- New Heating System
- Excellent Visibility

## OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| AVAILABLE SF:  | 12,198 SF              |
| LOT SIZE:      | 0.55 AC                |
| YEAR BUILT:    | 1969                   |
| CONSTRUCTION:  | STEEL                  |
| EXTERIOR WALL: | CONCRETE BLOCK         |
| ZONING:        | DOWNTOWN BUSINESS (DB) |
| HEAT:          | OIL                    |

## ZONING ALLOWS:

- Motor Vehicle Repair/Body/Service Shop (with special permit)
- Vehicle Salvage Yard (with special permit)
- Open-Air Storage
- Business/Professional Office
- Light/Heavy Manufacturing
- Wholesale/Warehouse/Self-Storage/Distribution
- Lumberyard
- Research and Testing
- Publishing and Printing



# SITE PHOTOS



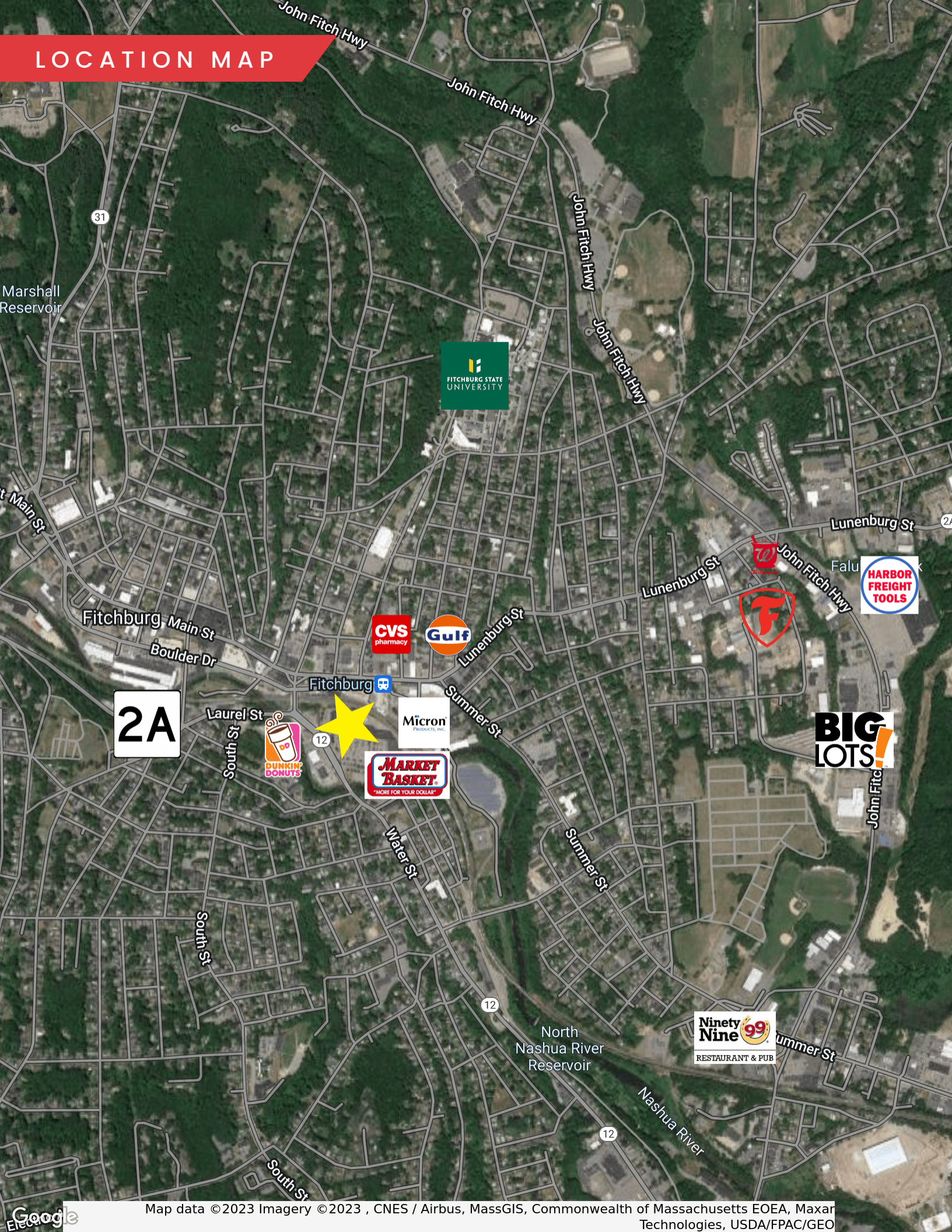


## INTERIOR PHOTOS

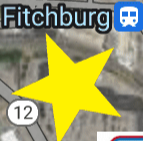




# LOCATION MAP



2A





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