### 640 Crawford Street FITCHBURG, MA

#### **FOR LEASE** | ±20,000-40,000 SF WAREHOUSE/INDUSTRIAL

ALEX WOOD Director- Brokerage awood@parsonscre.com 508.271.9251 NAI | Parsons Commercial Group | Boston 5 Commonwealth Road, Natick, MA www.ParsonsCRE.com 508.820.2700



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#### EXECUTIVE SUMMARY

NAI | Parsons Commercial Group | Boston is pleased to exclusively offer 640 Crawford Street in Fitchburg, Massachusetts for lease.

The property consists of a one story, multi-tenant flex/warehouse/ industrial building totaling  $\pm 217,000$  square feet on  $\pm 13.24$  Acres. There is currently  $\pm 20,000-40,000$  square feet of space available to lease.

The building is situated in an established industrial park setting on Crawford Street in Fitchburg on the Leominster line. The other tenants that occupy space at 640 Crawford Street include; US Pack Chemicals and Hi-Gear Products. Neighbors include; First Plastics, Bway Corporation, Exhibit Technology, New England Fabricated Metals and more. Crawford Street is surrounded by all manufacturers, distribution centers and industrial warehouses.

Fitchburg Municipal Airport is located directly across the building, 0.2 miles and not even a minute drive.

Employers benefit from convenient accessibility to labor, amenities, and logistic routes through its immediate proximity to Route 2 and Inter-states 495, and 190.

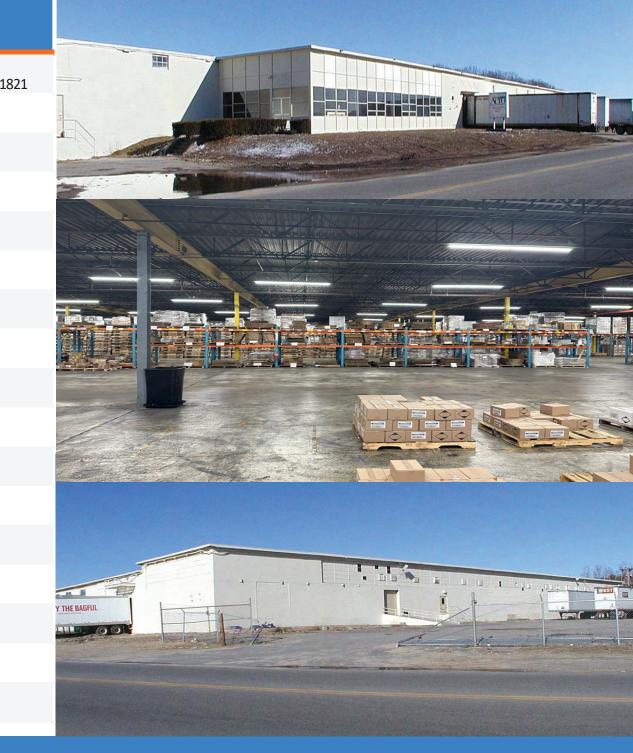
For further inquiries and leasing information, please contact the listing agent, Alex Wood at 508.271.9251 or awood@parsonscre.com

## 640 Crawford Street



#### PROPERTY SPECIFICATIONS

ADDRESS	RESS 640 Crawford Street Fichburg, MA 018	
PARCELID	122R-1-0	
YEAR BUILT	1968	
ZONING	Industrial	
BUILDING SIZE	±217,000 Square Feet	
LAND SIZE	±13.24 Acres	
STORIES	One	
COLUMNS	30' w x 40' d	
CONSTRUCTION	Masony	
WATER	City	
SPRINKLER	Full Wet System	
CLEAR HEIGHT	14-16 Feet	
OUTDOOR STORAGE	1 Acre	
LEVERLERS	5 Ext	
ELEVATOR	None	
LOADING DOCKS	1 (additional can be added)	
PARKING	Ample Parking	
	0	



# 640Crawford Street

#### LOCATION OVERVIEW

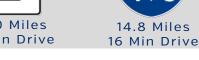
#### **Building Features**

- 24 Hour Access
- Signage
- **Outdoor Storage Space**
- **Ample Parking**

Market Överview			
DEMOGRAPHICS	2 MILE	5 MILES	10 MILES
2023 Population	27,237	98,787	170,418
2023 Households	11,381	38,324	64,345
Average HH Income	\$87,302	\$88.855	\$104,574
Median Age	41.3	39.9	41.1







INTERSTAT

14.8 Miles



North Leominster 1.4 miles, 2 min drive **Commuter Rail** 



3.4 miles, 8 min drive Commuter Rail



\* Demographic data derived from CoStar

Fitchburg

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