

640 Crawford Street
FITCHBURG, MA

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



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NAI Parsons Commercial
Group Boston

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 ± 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 | 640 Crawford Street Fitchburg, MA 01821 |
| PARCEL ID | 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 | Masonry |
| WATER | City |
| SPRINKLER | Full Wet System |
| CLEAR HEIGHT | 14-16 Feet |
| OUTDOOR STORAGE | 1 Acre |
| LEVELERS | 5 Ext |
| ELEVATOR | None |
| LOADING DOCKS | 1 (additional can be added) |
| PARKING | Ample Parking |



640 Crawford Street

LOCATION OVERVIEW

Building Features

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

Market Overview

| 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 |



3.1 Miles
6 Min Drive



4.0 Miles
7 Min Drive



14.8 Miles
16 Min Drive

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

T Fitchburg Commuter Rail *3.4 miles, 8 min drive*



* Demographic data derived from CoStar

The logo features the letters 'NAI' in a large, bold, white sans-serif font. The 'N' and 'A' are connected, and the 'I' is a simple vertical bar. To the right of 'NAI', the words 'Parsons Commercial' are stacked above 'Group Boston' in a smaller, white sans-serif font.

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