

1 Oak Hill Road

FITCHBURG, MASSACHUSETTS



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TABLE OF CONTENTS

- 2 Property Overview
- 3 Property Summary
- 4 Cultivation Specifics
- 5 Power Summary
- 6 Property Location
- 7-10 Floor Plans



PROPERTY OVERVIEW

Kelleher & Sadowsky, as the exclusive listing agent, is pleased to present for lease the property located at 1 Oak Hill Road, Fitchburg, Massachusetts. This state-of-the-art cannabis cultivation facility spans approximately 146,000 square feet across four floors and presents a rare opportunity for either a turn-key cannabis cultivation operation or a strategic conversion back to traditional industrial or manufacturing or flex use.

Each floor consists of roughly 36,500 square feet and are fully built out to support large-scale cultivation with sophisticated mechanical, plumbing, HVAC, and electrical infrastructure in place. A freight elevator provides efficient loading access to all levels, enhancing operational flow and logistics. The building's interior layout and systems were designed with efficiency, compliance, and scalability in mind — providing a significant head start for licensed operators.

While currently configured for cannabis production, the property's design and zoning make it well-suited for a wide range of industrial users, including warehousing, light manufacturing, or specialized R&D. The building offers substantial utility capacity, clear heights, and redundant systems, making it adaptable to evolving tenant needs.

Strategically located in northern Worcester County, 1 Oak Hill Road offers excellent access to regional transit routes, including Route 2, Route 12, and Interstate 190, connecting directly to Interstate 495 and the Greater Boston market. The site also benefits from proximity to downtown Fitchburg, the MBTA Commuter Rail, and several area amenities, creating an ideal location for both workforce access and logistics.

LEASE RATE: \$8.00/SF (NNN)

Full building or individual floors available for lease



PROPERTY SUMMARY

Address	1 Oak Hill Road, Fitchburg MA
Building Size	146,000 SF
Average Floor Size	±36,500 SF
HVAC	Fully Air-Conditioned
Life Safety	Wet sprinkler system
Utilities	Municipal water & sewer, gas, electric
Clear Height	±15' - 16'
Building	Steel & wood beams, masonry
Loading	One (1) loading dock and one (1) grade-level overhead door
Power Supply	4,000 AMP, 3-phase, 480V/277V
Zoning	Industrial
Elevators	Two (2) passenger elevators and one (1) freight elevator

CULTIVATION FACILITY SPECIFICATIONS

This facility was designed and built out in 2019 with efficiency and production in mind. At the peak of its operation, this facility was producing approximately 10% of all medical and recreational cannabis in the State of Massachusetts and had a few hundred employees.

Existing in 1 Oak Hill there are:



Advanced building security



Offices and locker rooms for employees on the first floor, along with breakrooms and bathrooms on each floor



Three (3) commercial kitchens, each with a different production focus



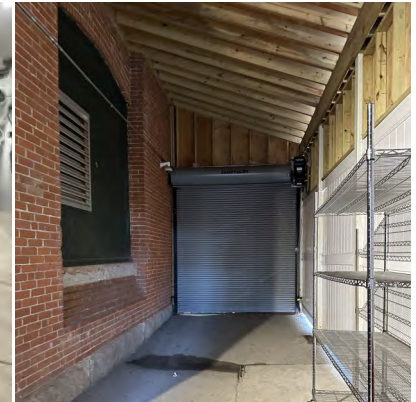
Nutrition stations for the grow rooms



Water purification and mechanical rooms on each floor



Approximately 12 state-of-the-art grow rooms per floor, with subsequent dry/cure rooms



Secure shipping/receiving areas

POWER SUMMARY

Main Power Supply Capacity:

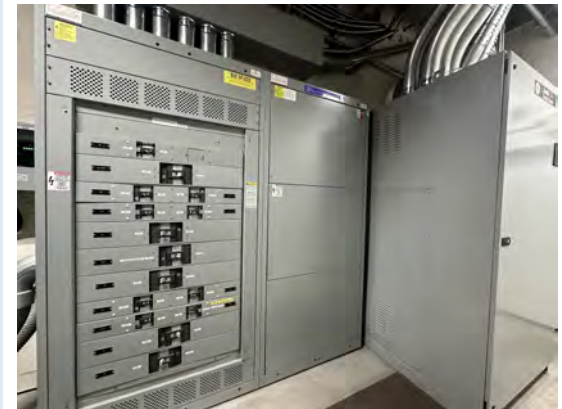
- Existing Service Switch: 4,000A, 3-phase (Square D Masterpact NW 40 H), rated at 100kAIC (kiloampere interrupting capacity).
- Main Circuit Breaker (Main CB): 3,000A, 3-phase, 100kAIC, connected to the first-floor electric room.
- Electrical Service Voltage: 480Y/277V, 3-phase, 4-wire system.

Load Distribution and Panels:

- The system includes multiple panelboards with varying ampacities, such as:
 - HP1-HP6, LP1A-LP5, RP1-RP5, and others.
 - Panel ampacities range from 100A to 1000A, with various transformers and step-downs to 120/208V as needed.
- Load distribution includes:
 - Vegetation & Flowering Room Racks rated at 6 kW each
 - Lighting and heating pads, as well as HVAC and equipment loads (e.g., geothermal pumps at 5 HP each x12)

Backup Power / Generator:

- Provision for future Cummins 2.75MW 480Y/277V generator with:
 - ATS (Automatic Transfer Switch) rated 3,000A
 - Generator switchboard and quick connect setups



PROPERTY LOCATION

FITCHBURG

CHELMSFORD

DISTANCE TO MAJOR ROUTES

Route 12	0.2 miles
Route 2	2.5 mile
I-190	7.5 miles
I-495	19 miles
I-290	23.5 miles

1 OAK HILL ROAD



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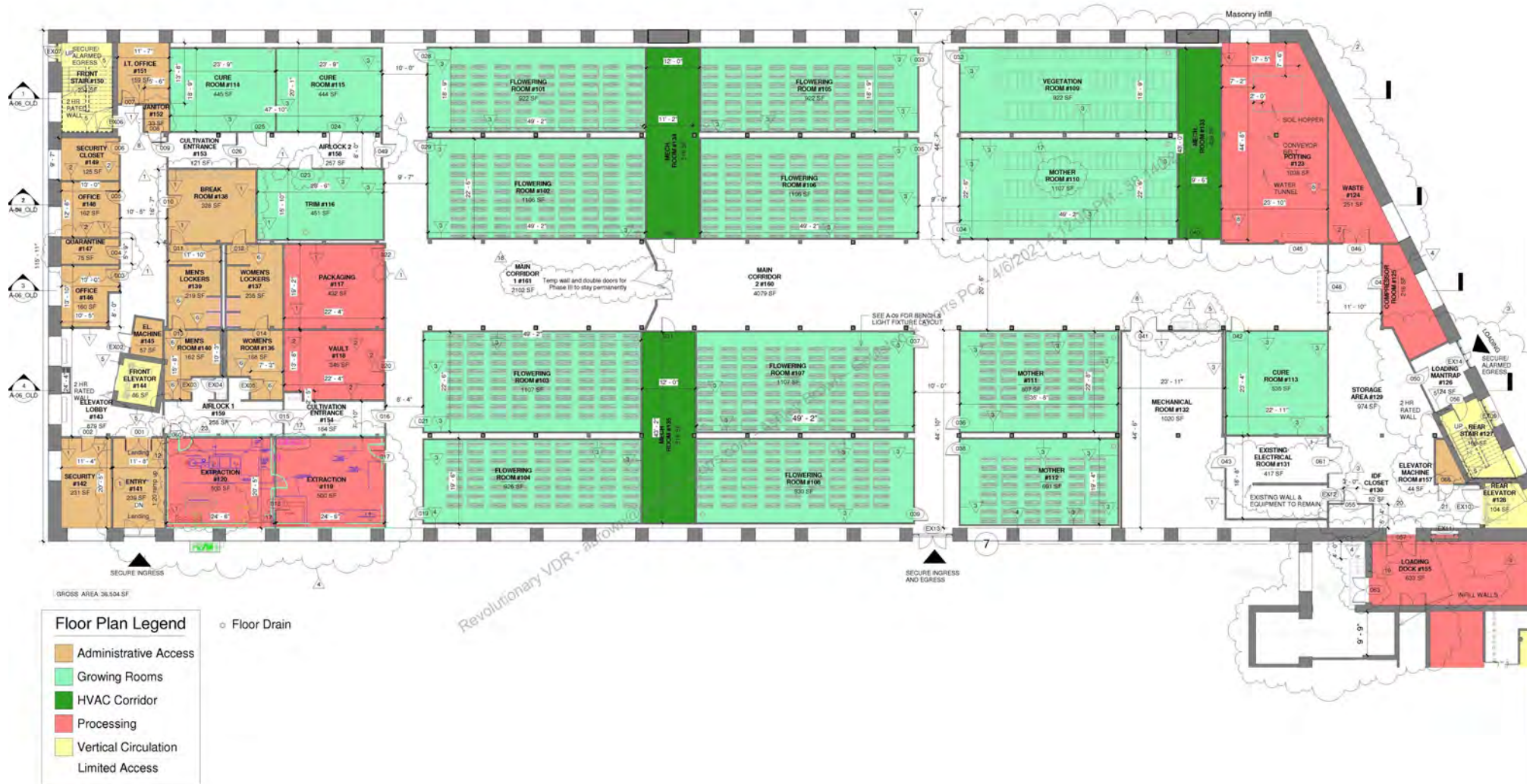
MARLBOROUGH

FRAMINGHAM

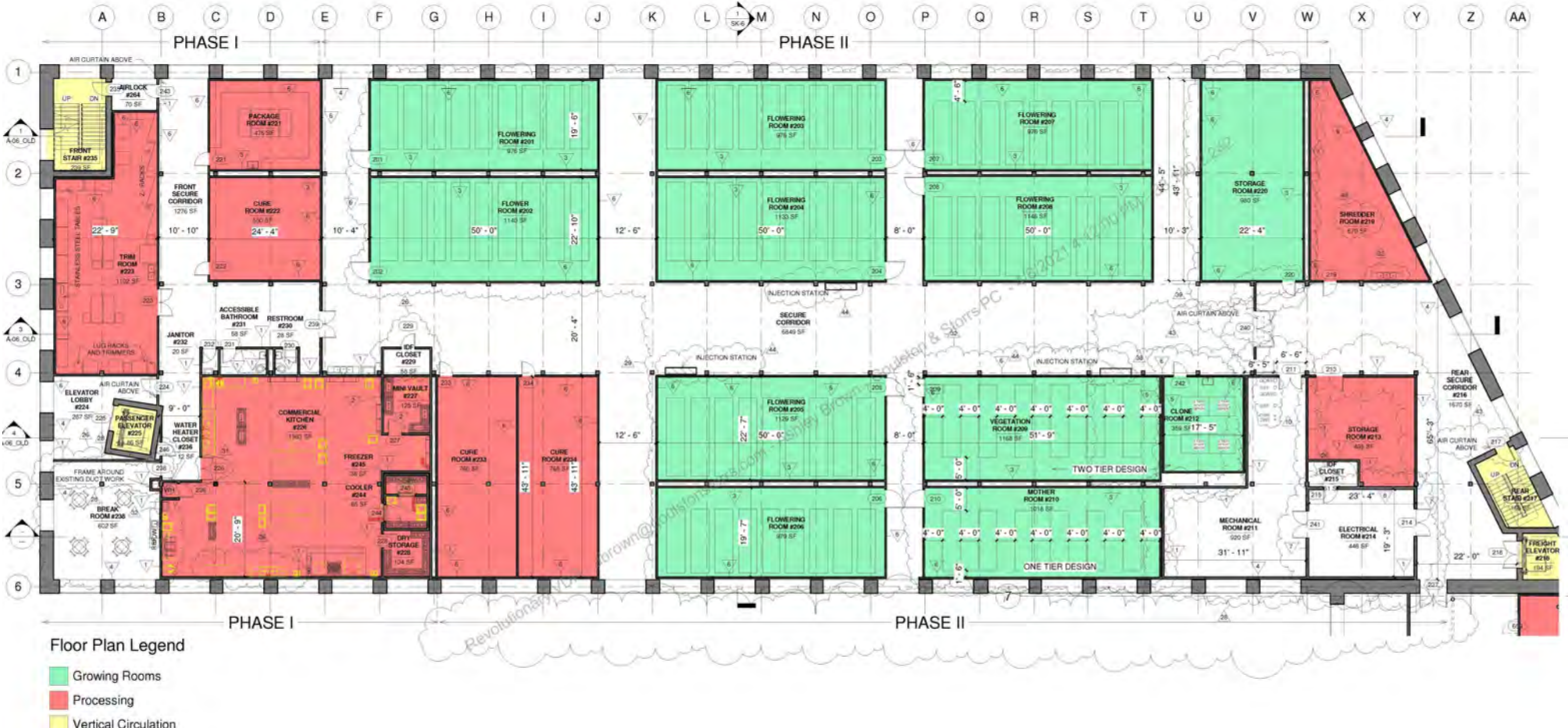
BOSTON

WORCESTER

FLOOR PLAN | FIRST FLOOR



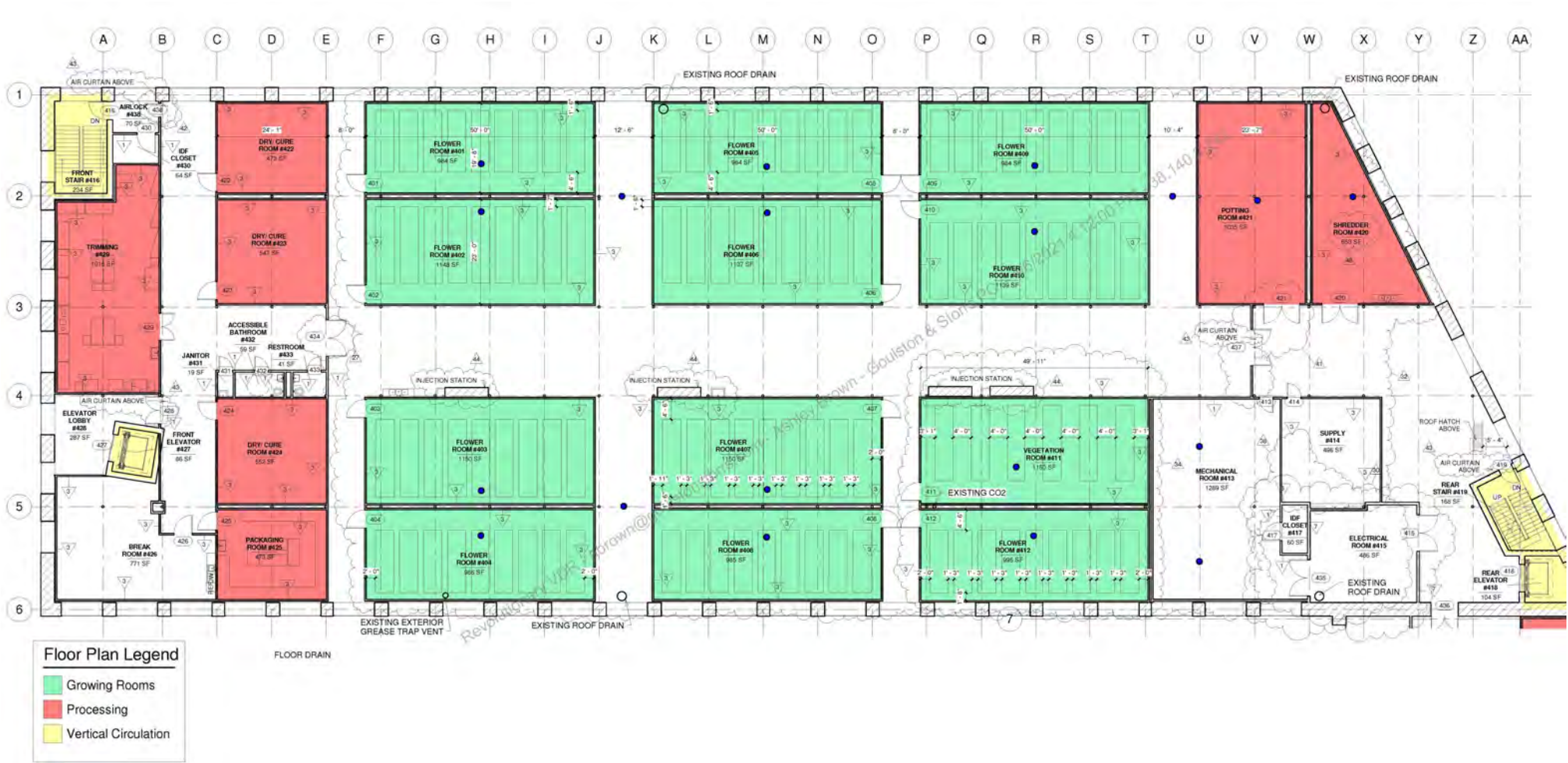
FLOOR PLAN | SECOND FLOOR



FLOOR PLAN | THIRD FLOOR



FLOOR PLAN | FOURTH FLOOR



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