

ONE PRINCETON ROAD *FITCHBURG, MA*



COMMERCIAL
O'BRIEN
PROPERTIES, INC

Flex Investment For Sale

1 PRINCETON RD

FITCHBURG, MA



PROPERTY DESCRIPTION

This 14,584-square-foot flex industrial/office building at 1 Princeton Road offers a unique investment opportunity within Fitchburg's established commercial corridor. Fully leased to New England Keyboard, the property offers immediate investment return and future potential for subdivision.

PROPERTY HIGHLIGHTS

- Prominent Princeton Road frontage
- Strong presence along Fitchburg's commercial corridor
- Easily divisible floor plates tailored to multiple tenant sizes
- Fully leased to a credit tenant.

OFFERING SUMMARY

Lot Size: 0.694 Acres
Building Size: 14,584 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	80	322	1,200
Total Population	199	789	2,936
Average HH Income	\$144,144	\$138,418	\$129,277

PROPERTY SPECIFICATIONS

Year Built: 1965
Zoning: AI
Water/Sewer: City
Distance from Rt 2: 1.0 Miles
Parking: 15 spaces
In-Place NOI: \$98,000

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