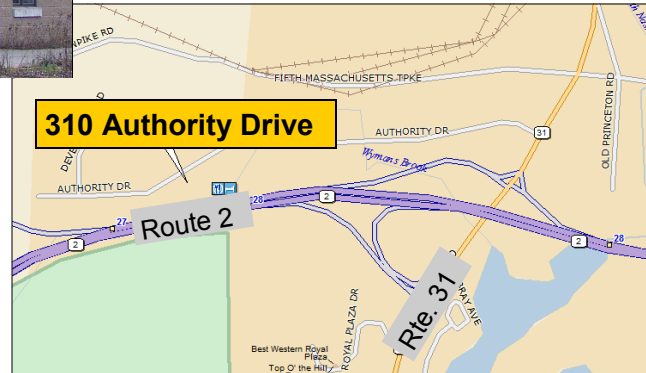


# AVAILABLE OFFICE!



**MODERN OFFICE  
FOR LEASE  
GREAT LOCATION**

**ROUTE 2  
VISIBILITY &  
EASY ACCESS!**



<b>LOCATION:</b>	310 Authority Drive, Fitchburg, MA Jct. of Routes 2 & 31
<b>AVAILABLE AREA:</b>	Up to 10,000 SF existing office, plus storage or office expansion.
<b>BUILDING USE &amp; CONSTRUCTION:</b>	Clean medical related products manufacturing & office. 1987 Construction, building walls architectural concrete & glass. Nice modern private offices with open core area.
<b>HVAC:</b>	Gas fired multiple zone heat & central A/C.
<b>UTILITIES:</b>	Municipal water, sewer, electric & gas.
<b>AMENITIES:</b>	Fire detection system, wired phone/data lines throughout.
<b>PARKING:</b>	Huge paved parking area around entire perimeter of building.
<b>LAND AREA:</b>	10+ Acre site.
<b>ZONING:</b>	Industrial.
	Contact agent: Tuomo J. Peltokangas.

## **COMMONWEALTH PROPERTY ASSOCIATES, INC.**

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MA & NH Commercial / Industrial Real Estate Brokerage Services**