

# FOR LEASE: MASSINNOVATION CENTER

1 OAK HILL ROAD  
FITCHBURG, MA

## AVAILABLE: 218,000 SF

### COMMERCIAL SPACE

- R&D /Flex Space
- Office / Retail
- Warehouse
- Storage

The MassInnovation Center is one of the premier green buildings in New England. Converted from a former mill complex, the development features one of the largest solar arrays in Massachusetts, and is heated and cooled by geothermal exchange. The mill complex is located in the historic Cleghorn neighborhood, and is zoned for office, retail, or storage. With easy access to Routes 2, 190, 495, and the Mass Pike (I-90) the location is ideal for a diverse range of businesses throughout the area.



A Dedicated Partner for the Life of Your Real Estate Investment

Apex Properties/ Longview Corp. Ctr. / Leominster, MA / P: 978-840-8000 / [www.apexbuildwealth.com](http://www.apexbuildwealth.com)

# FOR LEASE: MASSINNOVATION CENTER

1 OAK HILL ROAD  
FITCHBURG, MA

## PROPERTY SPECIFICATIONS

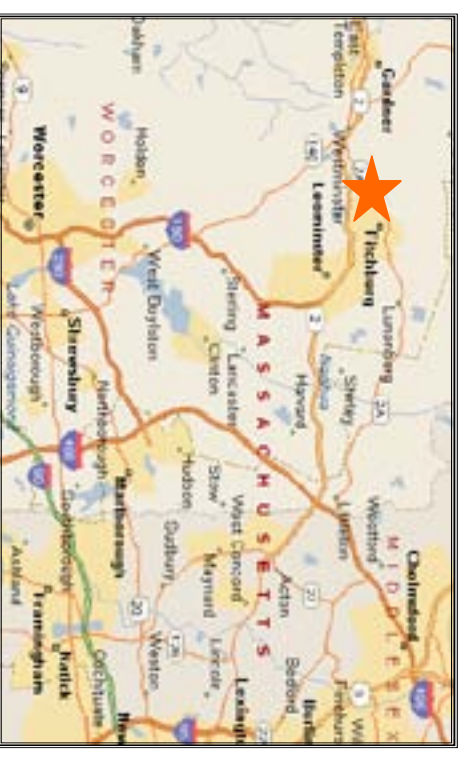
Total Space Available:	+/- 218,000 s.f. comprised of two adjoined buildings
Land Area:	8.89 acres
Zoning:	Mill Overlay district located in the Cleghorn Mills Economic Opportunity Area
Ceiling Clear Height:	Varies, 16' up to 18'
Parking:	On-site parking available, specifics negotiable
Construction:	Load-bearing masonry exterior walls, heavy timber column and beam framing with structural wood deck and a brick facade
Column Spacing:	Varies, minimum of 32' x 20'
Electrical Service:	4,000 amps (277 and 480 volt)
Water & Sewer:	City of Fitchburg
Heating and Cooling:	- Building 4: Water to air geothermal with natural gas supplementary system - Building 5: Water to water geothermal with natural gas supplementary system
Sprinklers:	100% wet sprinkler system throughout
Telephone:	Verizon or Comcast along with additional options
Cable/Internet:	Verizon or Comcast along with additional options

## PROPERTY LOCATION

The MassInnovation Center at 1 Oak Hill Road in Fitchburg is ideally located directly off of well traveled Route 12, within 5 miles of Route 2 and only a short distance from I-190 and I-495.

*For More information regarding this property please contact:*

Anthony Fanelli at 978-840-8000 x15  
afanelli@apexbuildwealth.com



A Dedicated Partner for the Life of Your Real Estate Investment

Apex Properties / Longview Corp. Ctr. / Leominster, MA / P: 978-840-8000 / [www.apexbuildwealth.com](http://www.apexbuildwealth.com)