

OFFERING MEMORANDUM

# Burton Mill Solutions

139 Intervale Road  
Fitchburg, MA 01420

**Ted Geary**

Principal Broker

617-501-5970 (Direct)

tgeary@shattuckre.com

**Shattuck Properties, LLC**

23 Middle Street

Newburyport, MA 01950

617-501-5970

EDWARD GEARY

Lic# 423471



# Burton Mill Solutions

139 Intervale Road  
Fitchburg, MA 01420

## CONTENTS

- [3 Investment Highlights](#)
- [4 Executive Summary](#)
- [5 Location Highlights](#)
- [6 Inside Photos](#)
- [7 Outside Photos](#)
- [8 Building Layout](#)
- [9 Market Overview](#)
- [10 Demographics](#)
- [11 Closing](#)



## PRESENTED BY

### Ted Geary

Principal Broker

617-501-5970

tgeary@shattuckre.com

Lic # 9584506

### Aidan Geary

Associate

978-992-6735

ageary@shattuckre.com

Lic # 9630069

**BURTON**  
MILL SOLUTIONS

## Shattuck Properties, LLC

23 Middle Street

Newburyport, MA 01950

617-501-5970

EDWARD GEARY

License # 423471



## Investment Highlights

- Promising potential to unlock development opportunities on a large industrial site
- Directly adjacent to a soon to be operational Amazon facility for companies looking to align in the Amazon ecosystem
- Accessibility to major interstates
- Site resides in a very accommodating Gateway City, with major state and municipality incentives available to both users and investors alike
- Located next to an active freight rail



# Executive Summary

139 Intervale Road · Fitchburg, MA 01420

 BUILDING SF  
**38,655**

 YEAR BUILT  
**1951**

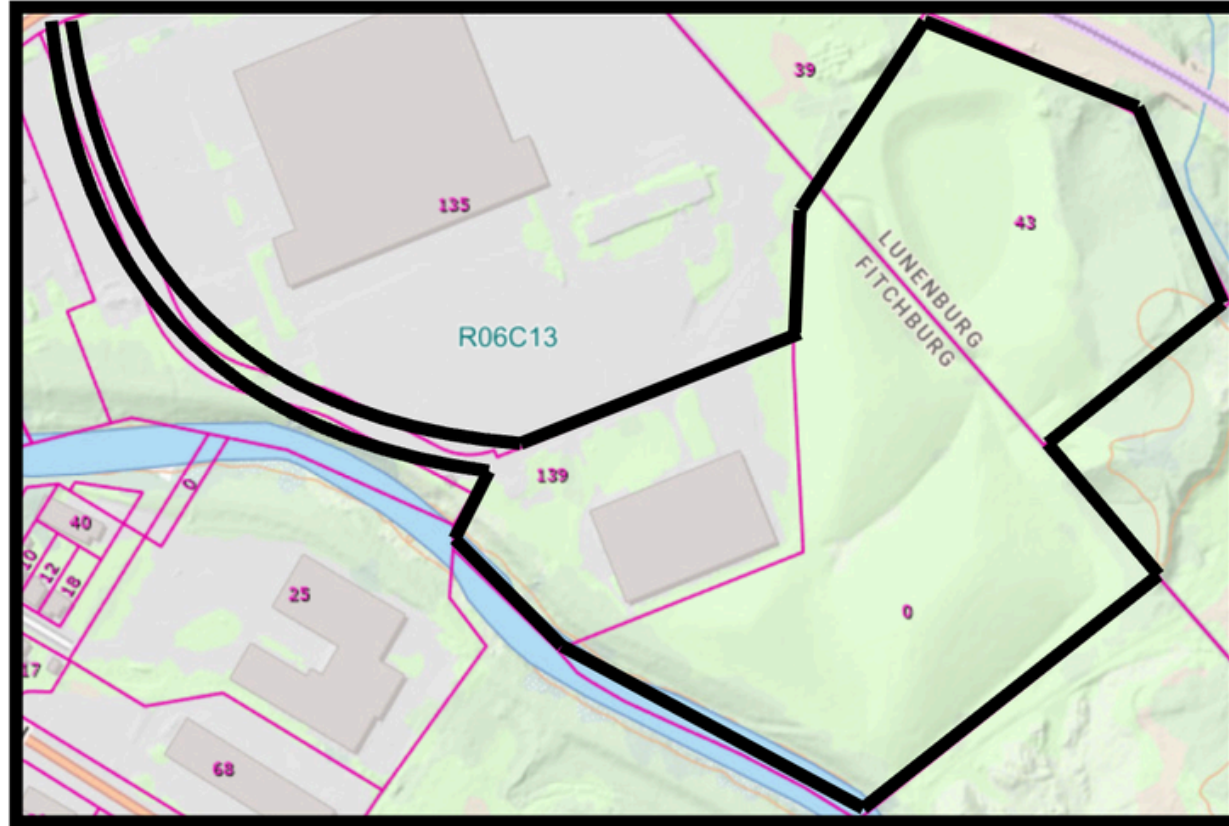
We are pleased to offer 139 Intervale Road, a strategically located Industrial facility situated on 19.36 Acres of land in Fitchburg, Massachusetts. This asset presents multiple development opportunities to both users and investors alike, given its expansive footprint and site amenities. Additionally, it includes potential access to an active rail system. Whether you're a growing manufacturer looking for a suitable, long term site or a logistics /warehousing group looking to foothold in a busy corridor with a strong reliable workforce, this site will meet your expectations. The site is also in the immediate vicinity of a soon to be operational Amazon facility, potentially lending itself to those looking to be in a thriving ecosystem.



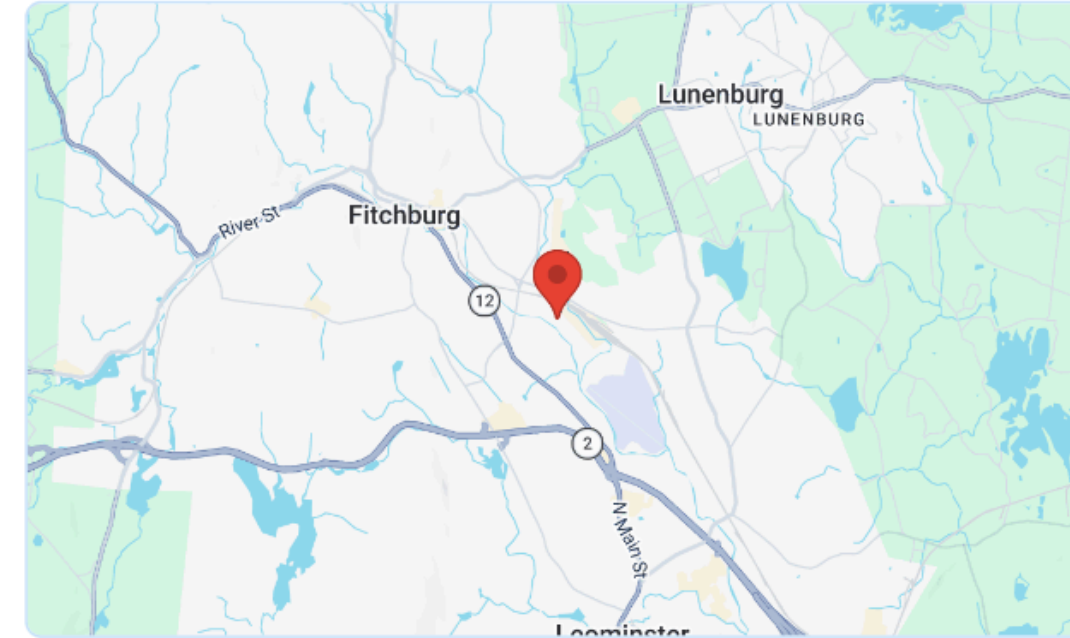
## PROPERTY DATA

Sale Price	<b>Negotiable</b>
Building SqFt	<b>38,655</b>
Lot Size (Acres)	<b>19.36</b>
Zoning	<b>INDUSTRIAL</b>
Year Built	<b>1951</b>
Clear Height	<b>18 Feet</b>
Power	<b>1,800 amp/480v/3 ph</b>
Drive-In Doors	<b>1</b>
Dock Doors	<b>3</b>
Rail Access	<b>Yes</b>
County	<b>Worcester</b>
Parcel ID	<b>FITC M:0123 B:0060 L:4</b>
Coordinates	<b>42.566883,-71.771202</b>
Building OpEx Approx.	<b>\$71,840</b>
Annual Taxes (2025)	<b>\$18,021</b>

# Location Highlights



Approximate Property Boundaries



## LOCATION

Address	139 Intervale Road
City	Fitchburg
State	Massachusetts
Zip Code	01420
County	Worcester
APN / Parcel #	FITC M:0123 B:0060 L:4
Coordinates	42.566883,-71.771202

## TRANSIT

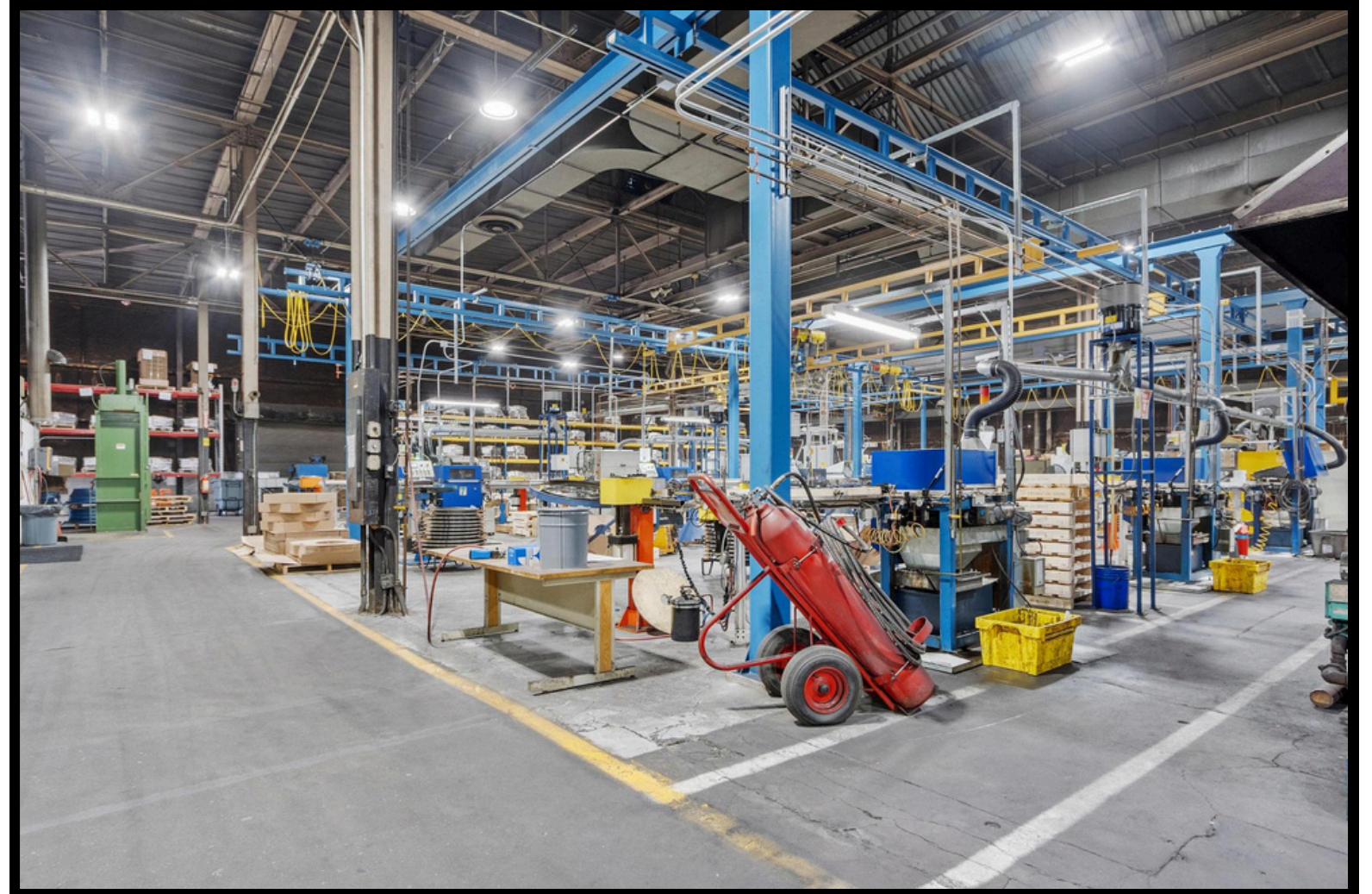
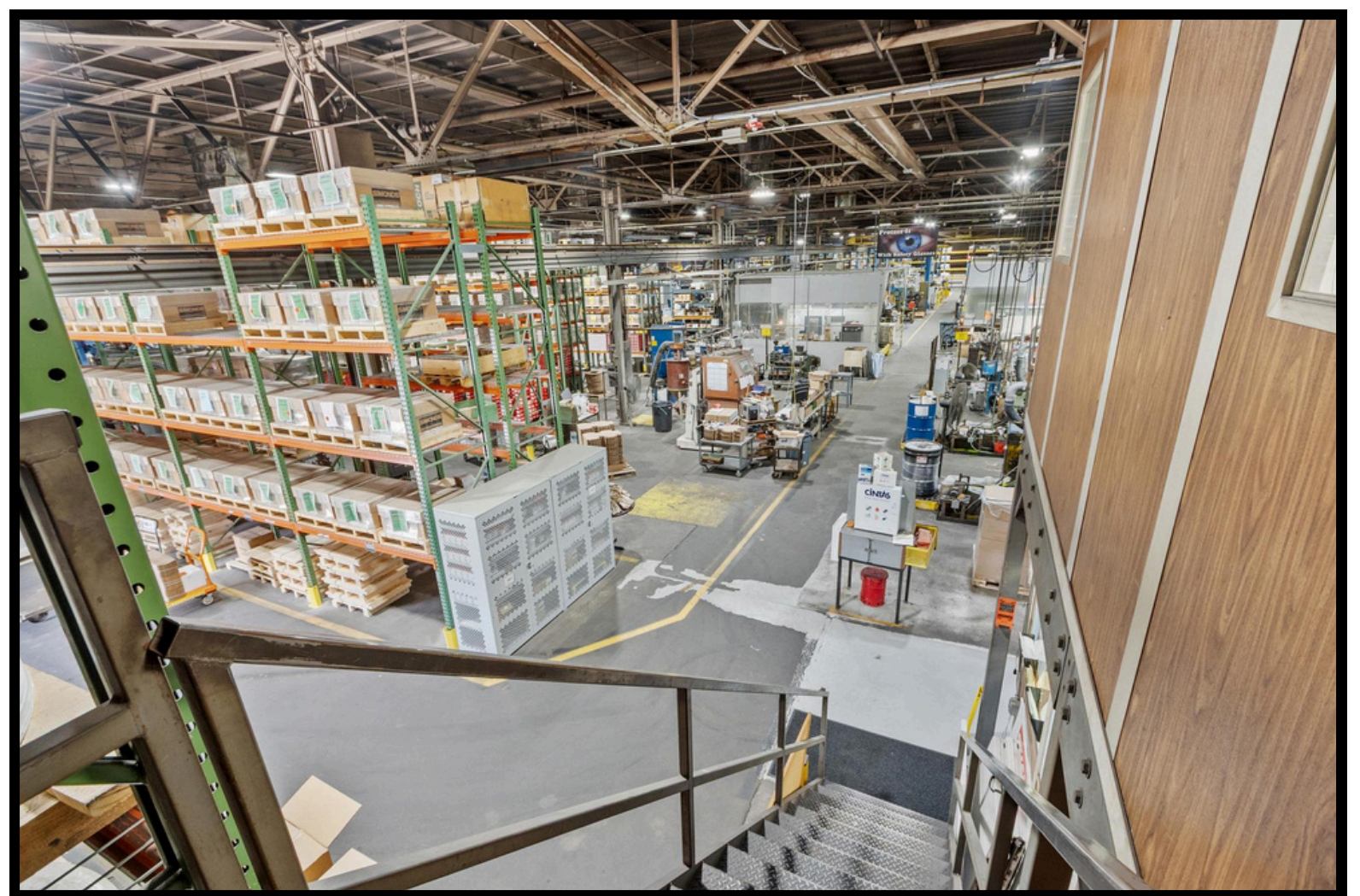
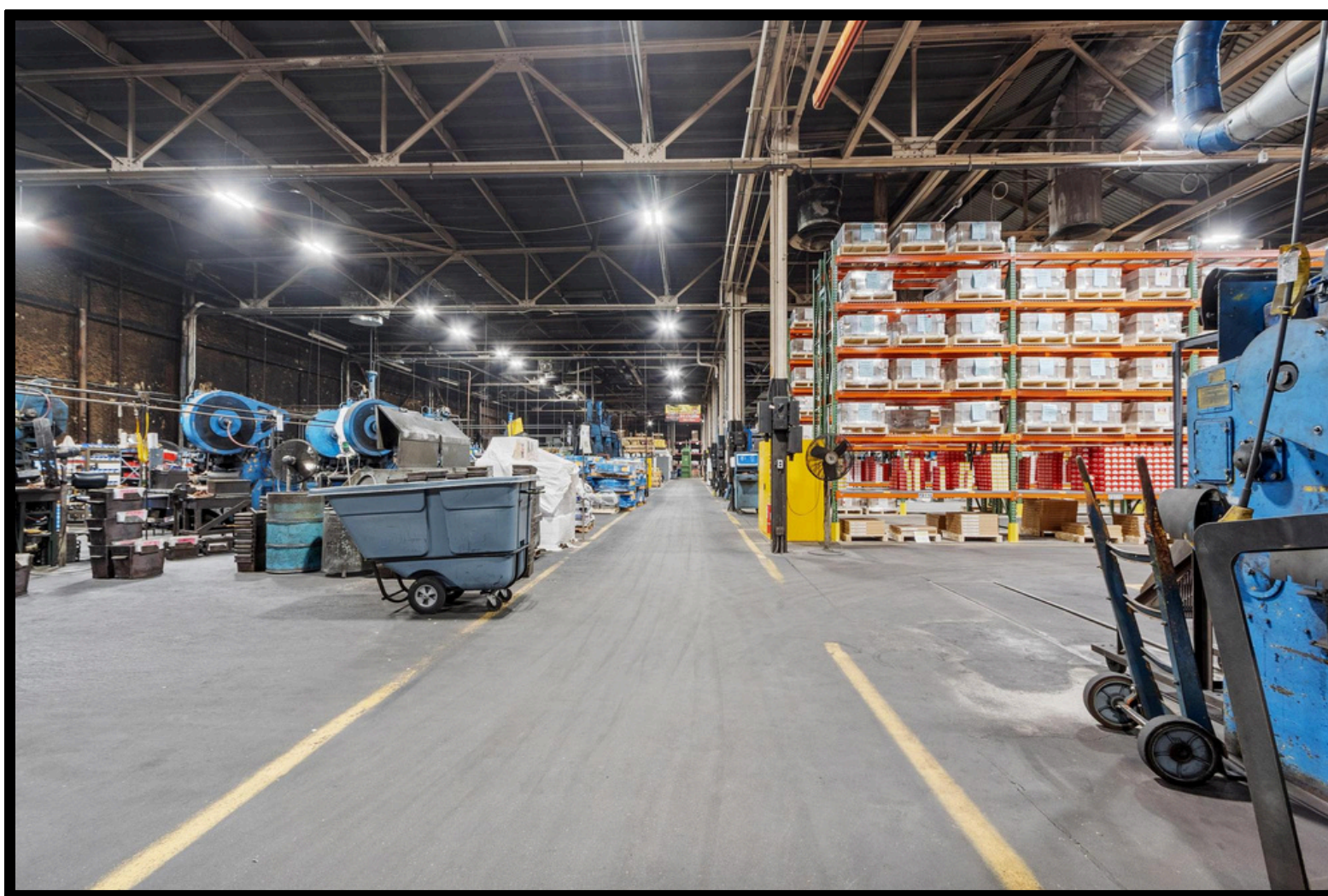
Whalom Road & Summer Street, Lunenburg	<b>0.3 mi</b>
1091 Water St @ Wanoosnoc Ave, Fitchburg	<b>0.5 mi</b>
MART Garage (City Line), Fitchburg	<b>0.6 mi</b>

## AIRPORTS

Worcester Regional Airport	<b>21.4 mi</b>
Pepperell Airport	<b>14.1 mi</b>
Laurence G. Hanscom Field	<b>25.7 mi</b>

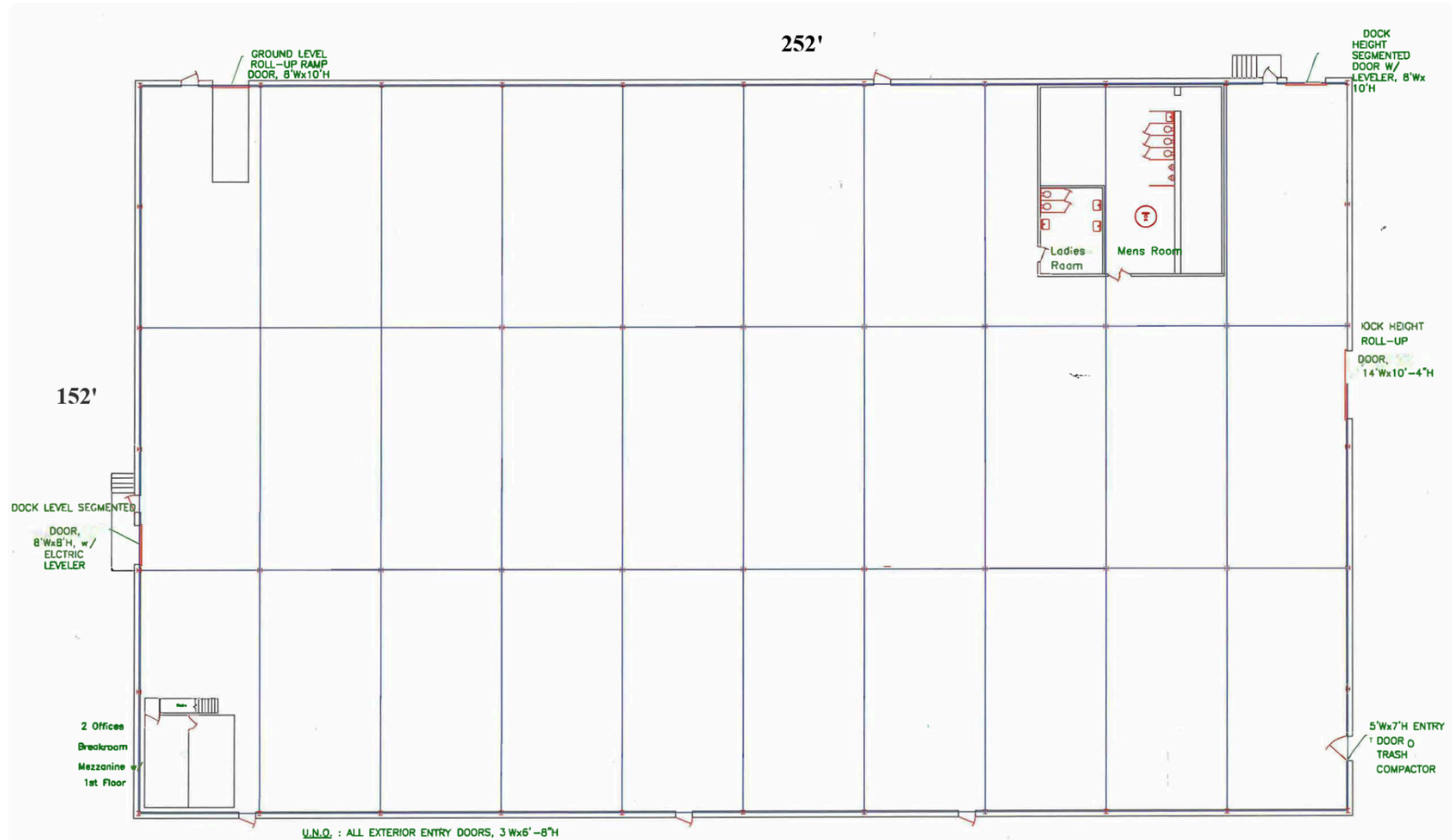
## HIGHWAYS

Concord Turnpike	<b>1.1 mi</b>
MA 2	<b>1.3 mi</b>
I 190	<b>3.1 mi</b>
Leominster Connector	<b>3.7 mi</b>





# Building Layout



Total Footprint 38,304 SF

# Market Overview



POPULATION  
**40,318**

AREA  
**28.1 sq mi**

ELEVATION  
**469 ft**

COUNTY  
**Worcester County**

INCORPORATED  
**1730**

STATE  
**Massachusetts**

## Market Overview: Fitchburg, MA

Fitchburg is a city in northern Worcester County, Massachusetts, United States. The third-largest city in the county, its population was 41,946 at the 2020 census. Fitchburg lies in a major industrial corridor with vast resources available to secure not only a skilled workforce but potential business incentives from Fitchburg and surrounding communities.

Fitchburg State University is also located here.

### DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>8,875</b>	Population	<b>63,250</b>	Population	<b>94,946</b>
Median HH Income	<b>\$68,058</b>	Median HH Income	<b>\$77,513</b>	Median HH Income	<b>\$81,846</b>
Households	<b>3,908</b>	Households	<b>25,487</b>	Households	<b>38,175</b>

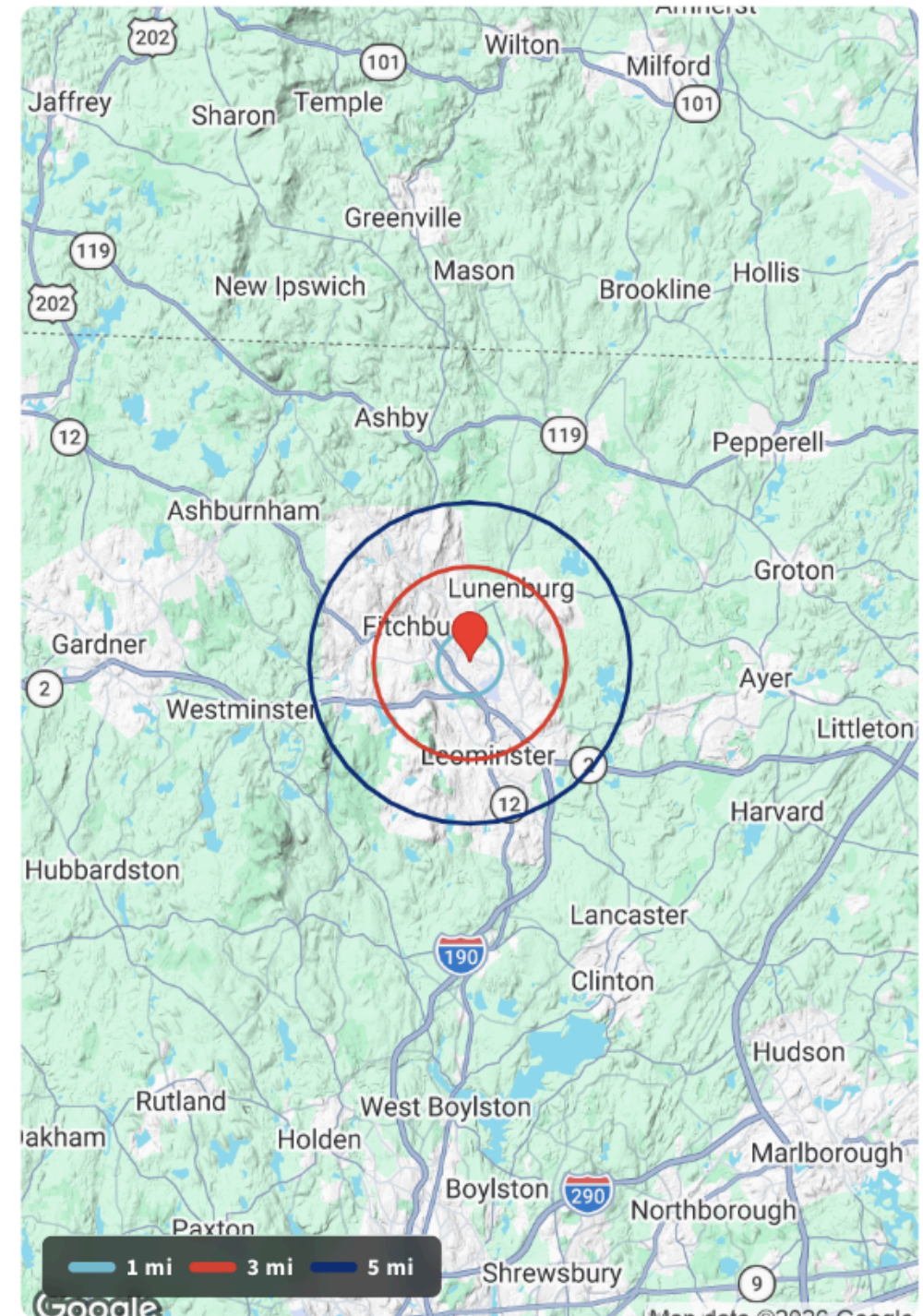
# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,286	58,354	86,661
2010 Population	8,102	58,293	87,955
2025 Population	8,875	63,250	94,946
2030 Population	8,950	63,775	95,494
2025-2030 Growth Rate	0.17 %	0.17 %	0.12 %
2025 Daytime Population	7,418	56,085	85,218

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,596	22,975	33,848
2010 Total Households	3,535	22,938	34,591
2025 Total Households	3,908	25,487	38,175
2030 Total Households	3,973	25,928	38,751
2025 Avg. Household Size	2.25	2.41	2.43
2025 Owner Occupied Housing	1,710	13,298	22,071
2030 Owner Occupied Housing	1,833	14,035	23,107
2025 Renter Occupied Housing	2,198	12,189	16,104
2030 Renter Occupied Housing	2,140	11,892	15,644
2025 Vacant Housing	243	1,590	2,207
2025 Total Housing	4,151	27,077	40,382

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	322	2,028	2,756
\$15,000-\$24,999	339	1,934	2,647
\$25,000-\$34,999	438	1,733	2,318
\$35,000-\$49,999	400	2,352	3,413
\$50,000-\$74,999	630	4,234	6,272
\$75,000-\$99,999	605	3,531	5,035
\$100,000-\$149,999	690	4,985	7,471
\$150,000-\$199,999	253	2,193	3,664
\$200,000 or greater	230	2,497	4,597
Median HH Income	<b>\$68,058</b>	<b>\$77,513</b>	<b>\$81,846</b>
Average HH Income	<b>\$84,564</b>	<b>\$99,231</b>	<b>\$107,775</b>

<b>\$68,058</b> MEDIAN HH INCOME	<b>\$84,564</b> AVG HH INCOME
<b>43.8%</b> OWNER OCCUPIED	<b>56.2%</b> RENTER OCCUPIED
<b>5.9%</b> VACANCY RATE	<b>0.17 %</b> 2025-2030 GROWTH



# Burton Mill Solutions

139 Intervale Road , Fitchburg, MA, 01420



## Shattuck Properties, LLC

23 Middle Street

Newburyport, MA 01950

617-501-5970 EDWARD GEARY

Lic# 423471

## PRESENTED BY

### Ted Geary

Principal Broker

617-501-5970 tgeary@shattuckre.com

Lic# 9584506

### Aidan Geary

Associate

978-992-6735 ageary@shattuckre.com

Lic# 9630069

#### DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SHATTUCK PROPERTIES, LLC and it should not be made available to any other person or entity without the written consent of SHATTUCK PROPERTIES, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SHATTUCK PROPERTIES, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. SHATTUCK PROPERTIES, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, SHATTUCK PROPERTIES, LLC has not verified, and will not verify, any of the information contained herein, nor has SHATTUCK PROPERTIES, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE SHATTUCK PROPERTIES, LLC ADVISOR FOR MORE DETAILS.