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## **Stubblebine Co. sells 350,000 s/f facility in Fitchburg for \$5.6 million**

February 07, 2020 - Front Section

Fitchburg MA James and David Stubblebine, principals, and Ellen Garthoff and Chris Michniewicz, advisors at The Stubblebine Company/CORFAC International, sold the 350,000 s/f 135 Intervale Rd. Simond Saw facility for \$5.6 million. The Stubblebine Co. represented the buyer, 135 Intervale, LLC, and the seller, Simonds International. 135 Intervale, LLC will re-position the asset by upgrading the interior and exterior with new LED lights and new flooring.

James Stubblebine

David Stubblebine

Ellen Garthoff

Chris Michniewicz

Built in 1947 with renovations in 1965, 135 Intervale offers in place COGEN Infrastructure with 1.8 mega watts that was installed in 2010. 135 Intervale served as Simonds International's office, manufacturing and warehouse North American headquarters facility for decades. Simonds International is one of the oldest cutting tool manufacturers in North America.

For over 185 years, skilled masters in many wood processing industries have turned to Simonds International for products and services to improve their competitive position in the marketplace. According to David Stubblebine, "the investment company that purchased the property made an astute buying decision. The asset will be re-positioned and leased to high caliber tenants. We already have significant tenant interest."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540