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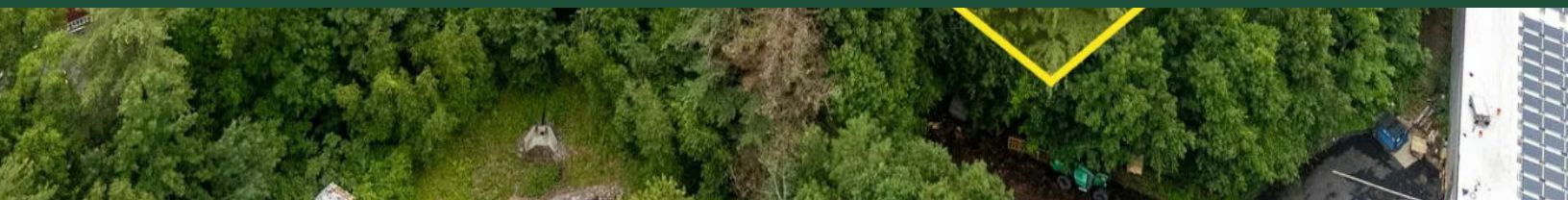
CUMMINGS RD

TYNGSBOROUGH, MA



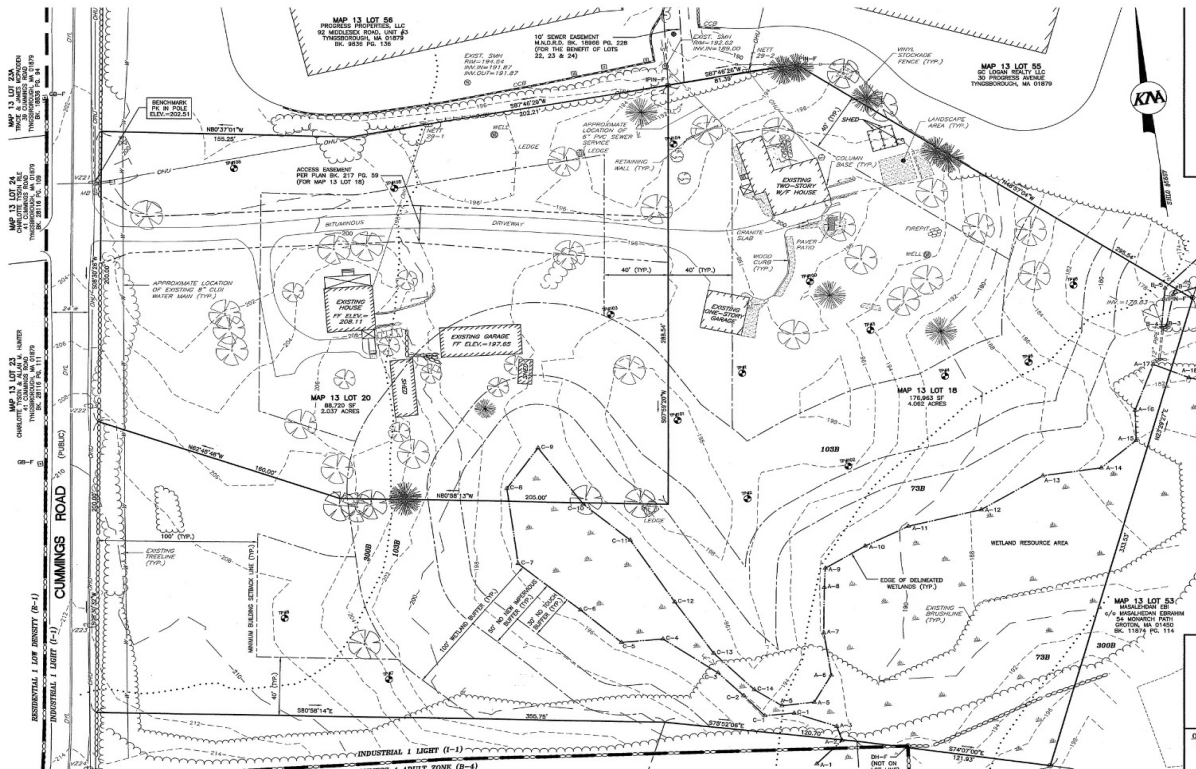
COMMERCIAL
O'BRIEN
PROPERTIES, INC.

**6.1 Acres of Industrial Land
For Sale**



44 CUMMINGS RD

44 CUMMINGS RD TYNGSBOROUGH, MA



Existing Conditions

PROPERTY DESCRIPTION

This strategically located 6-acre site, zoned I1, offers immense potential for Land / Industrial investors. This property provides an ideal foundation for industrial development. With its sought-after zoning, this parcel offers versatile possibilities for a range of industrial operations. The site offers 600 feet of frontage on Cummings Rd, and is located less than a mile from Route 3 and Route 111.

PROPERTY HIGHLIGHTS

- 600 feet of frontage on Cummings Road
- 0.5 mile from Route 111
- 0.9 mile from Route 3
- 10 minutes from I-495
- Industrial-1 zoning

OFFERING SUMMARY

Sale Price: Subject to Offer
Lot Size: 6.1 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	40	135	480
Total Population	131	414	1,380
Average HH Income	\$211,796	\$180,566	\$156,331

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