

AVISON
YOUNG

300 POTASH HILL ROAD

TYNGSBOROUGH, MA



FOR LEASE

12,397 SF Class A
Lab and Flex/R&D

PLUG & PLAY TOUGH TECH SPACE

Property Overview

300 Potash Hill Road, located in Vesper Executive Park, Tyngsborough, Massachusetts, is a ±60,000 SF single-story Class A flex building on 7.3 acres. It is a multi-tenant property ideal for manufacturing warehouse or R&D / Lab users. The site offers excellent access to Route 3 and Interstate 495 via Interstate 95, making it a convenient location for commuters from nearby cities and towns.

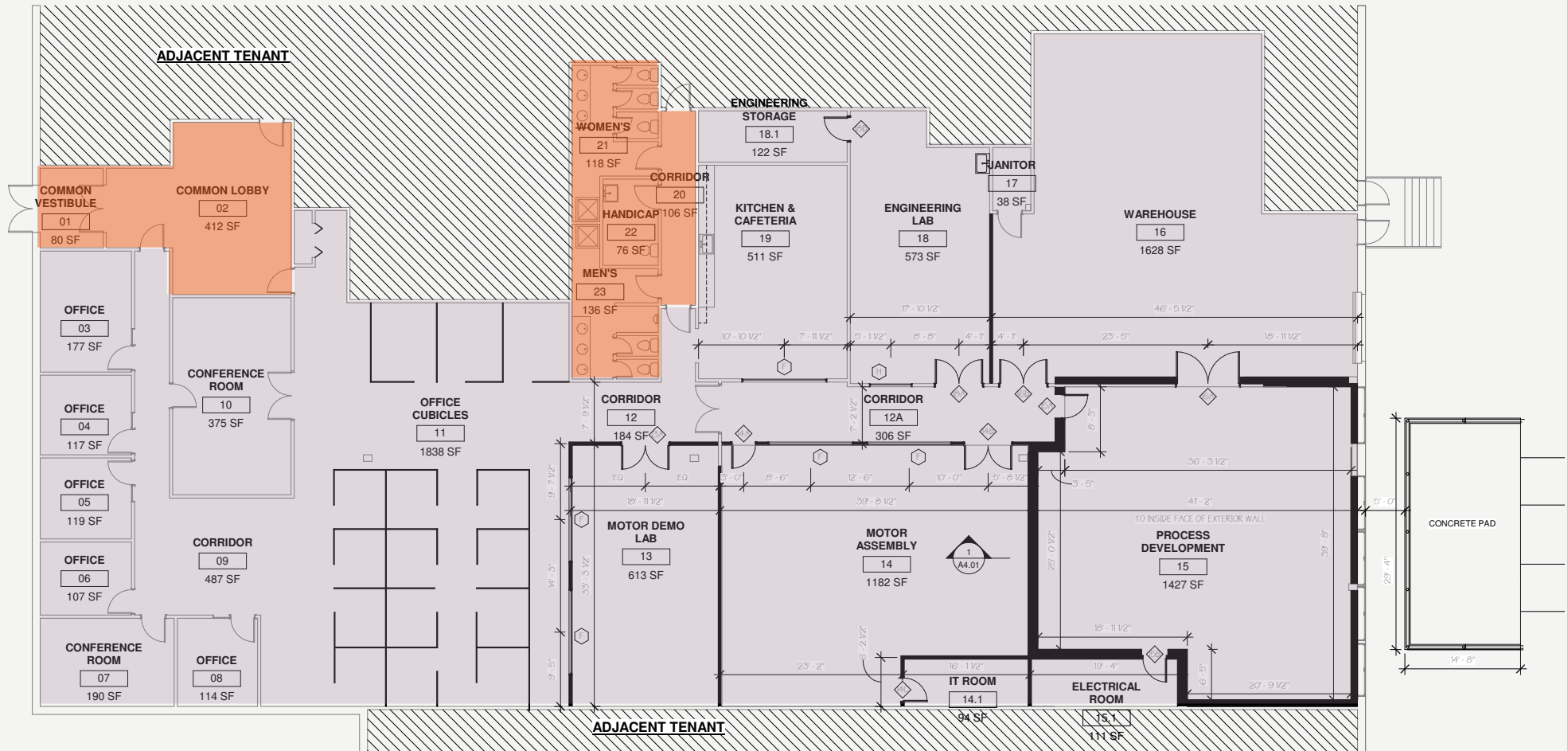


BUILDING SPECS

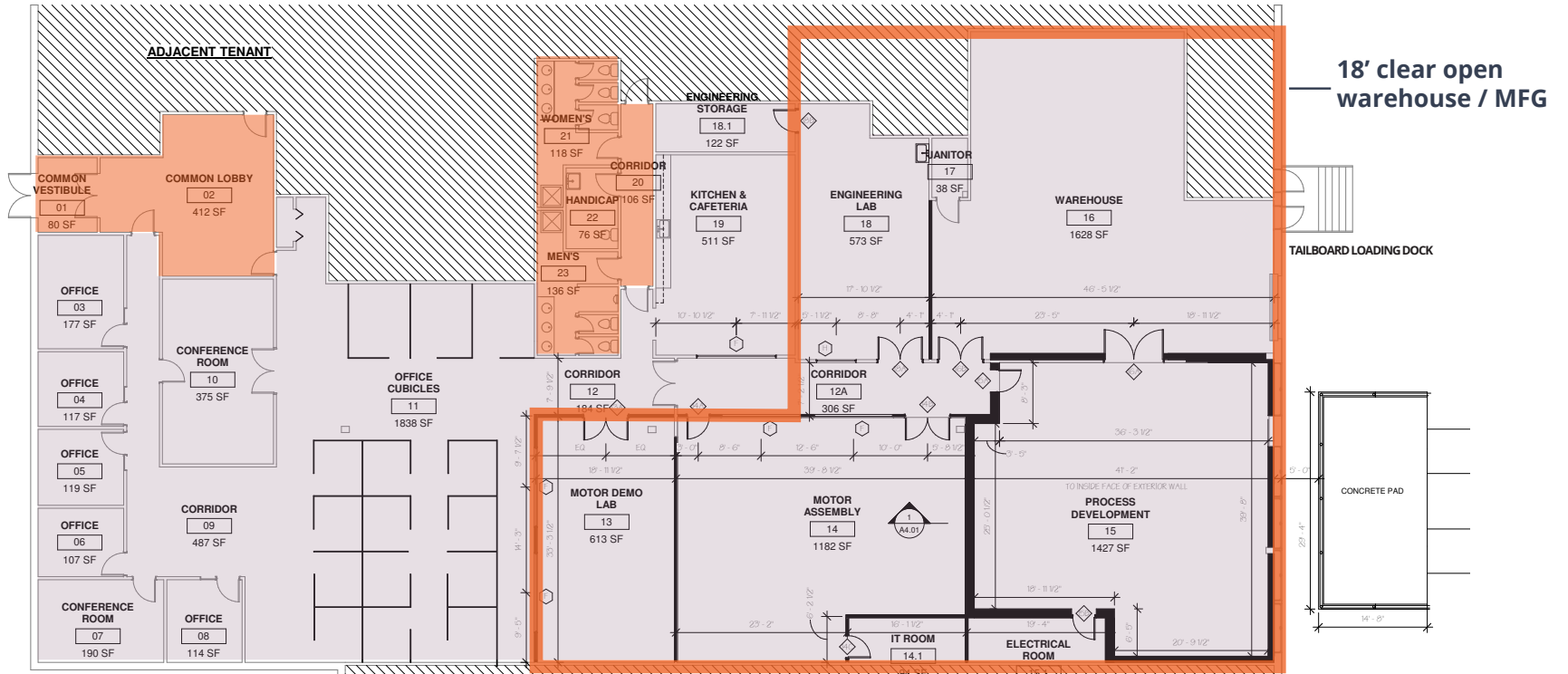
Total SF:	+/- 60,000 SF
Available SF:	12,397 SF
Stories:	One
Land:	7.3 acres
Year Built:	1989
Structural System:	Steel frame
Ceiling Height:	18'
Loading Docks:	One
Parking:	4.17/1,000 SF
Electric:	3000A, 480/277V, 3ph
HVAC:	Packing rooftop units
Zoning:	L1 - light industrial
Roof:	Rubber membrane (2017)
Gas & Electric:	National Grid
Phone/Cable:	Verizon/Comcast
Capabilities:	<ul style="list-style-type: none">• Extensive electronic lab• Fume hood• Compressed air• Upgraded power

Floor Plan

12,397 SF



Concept plan



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FOR MORE INFORMATION, PLEASE CONTACT:

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