



FOR SALE

120 POND STREET

Ashland, MA

\$2,600,000

- › ±19,420 Square Feet
- › ±3.98 Acres

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Building Overview

120 Pond Street is a ±19,420 SF commercial building on a ±3.98-acre site with over 1,000 feet of frontage on Route 126 in Ashland. Built in 1970 and operated for decades as Tri-Valley Tennis and Fitness Club before its current use as an indoor paintball facility, the building offers 12'–25' clear heights, grade-level drive-in loading, and 37 surface parking spaces. Delivered vacant at closing.

A 30,600 SF concrete slab — the former footprint of five tennis courts — provides a finished hardscape that would cost well into six figures to replicate, supporting parking, circulation, and future expansion. Zoned CH (Commercial Highway) within the Pond Street Mixed Use Overlay District. By-right uses include indoor commercial recreation and health/fitness, general service establishment, veterinary clinic and kennel, child care, religious and educational use, medical and professional office, and retail. Light manufacturing and R&D available by special permit.

A functional building, a rare finished outdoor footprint, and prominent Route 126 frontage in a supply-constrained MetroWest submarket — an uncommon combination at this price point.

HIGHLIGHTS

- ◆ 30,600 SF finished concrete slab supporting parking, future expansion, or additional recreation area.
- ◆ Delivered vacant at closing.
- ◆ CH (Commercial Highway) zoning with Pond Street Overlay District — supports indoor commercial recreation, general service establishment, medical/professional office, and retail uses by right.
- ◆ 1,000+ feet of frontage on Route 126, minutes to I-90/Mass Pike and Framingham commuter rail, with ~12,200 vehicles per day passing the site.



Gable elevation & on-site parking

PROPERTY SPECIFICATIONS

Asking Price	\$2,600,000 (\$133.88/SF)
Building Size	±19,420 SF
Property Type	Recreation
Land Area	±3.98 acres (±173,369 SF)
Clear Height	12'–25'
Loading	Grade-level drive-in
Parking	37 surface spaces
Zoning	Commercial Highway (CH), Pond Street Overlay District
Year Built	1970
Delivery	Vacant at closing

ALLOWED USES

- ◆ Commercial Recreation
- ◆ General Service
- ◆ Animal Clinic / Hospital / Kennel
- ◆ Child Care Facility
- ◆ Light Manufacturing / R&D (SP)

Additional Photos



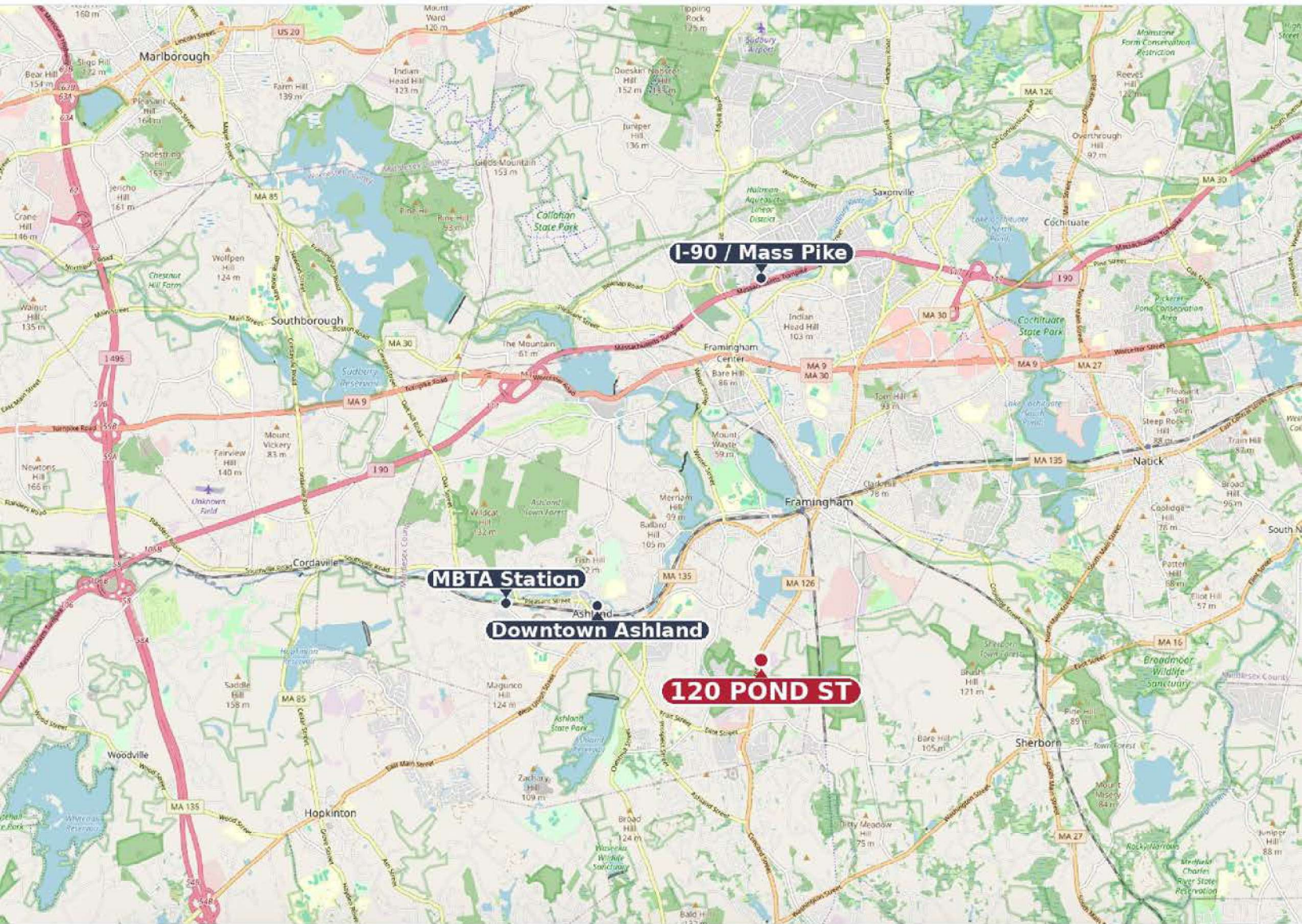
Aerial — 120 Pond Street in the Route 126 corridor



Covered grade-level drive-in loading



Main entry & accessible ramp



3 MIN

to Framingham MBTA
commuter rail (1.9 mi)



~30 MIN

to downtown Boston via I-90 /
Mass Pike



62,500+

residents within a 3-mile radius

Area Highlights

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.