

- HEAVY POWER
- HUGE PARKING RATIO

- BUILDING EXPANSION POTENTIAL
- 0.6 MILES TO RT 3



100 POTASH HILL ROAD

TYNGSBOROUGH, MA

FOR SALE OR LEASE | 34,024 SF OFFICE BUILDING ON 4.58 AC

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

100 Potash Hill Road, Tyngsborough, MA offers a 34,024± SF Class A office building on 4.58 acres, available for sale or lease. Ideal for corporate, professional, or medical users, with convenient access to Routes 3, 3A, and 113.

PROPERTY HIGHLIGHTS

- Heavy power
- Excess land for potential expansion
- State of the art boardroom and conference rooms
- Upgraded lobby with granite floors and cherry wainscoting

BUILDING SPECIFICATIONS

Building Size:	34,024 SF
Lot Size:	4.58 AC
Construction:	Masonry, steel frame
Zoning:	I-1 Light Industrial
Exterior Doors:	1 dock height loading door
Stories:	2
HVAC:	19 Gas fires units
Age:	Renovated in 1998
Elevator:	One passenger elevator (2,500 lb)
Parking:	180 spaces
Utilities:	-Town water -Natural Gas -Private septic w/ ability to connect to town sewer -Backup generator
Power:	2,000 Amps, 480/277v, 3-phase
Sprinklers:	Wet

DEMOGRAPHICS

LOWELL



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	114,879	383,192	901,053

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Average HH Income	\$149,511	\$139,492	\$147,445
Average House Value	\$541,435	\$503,495	\$560,360

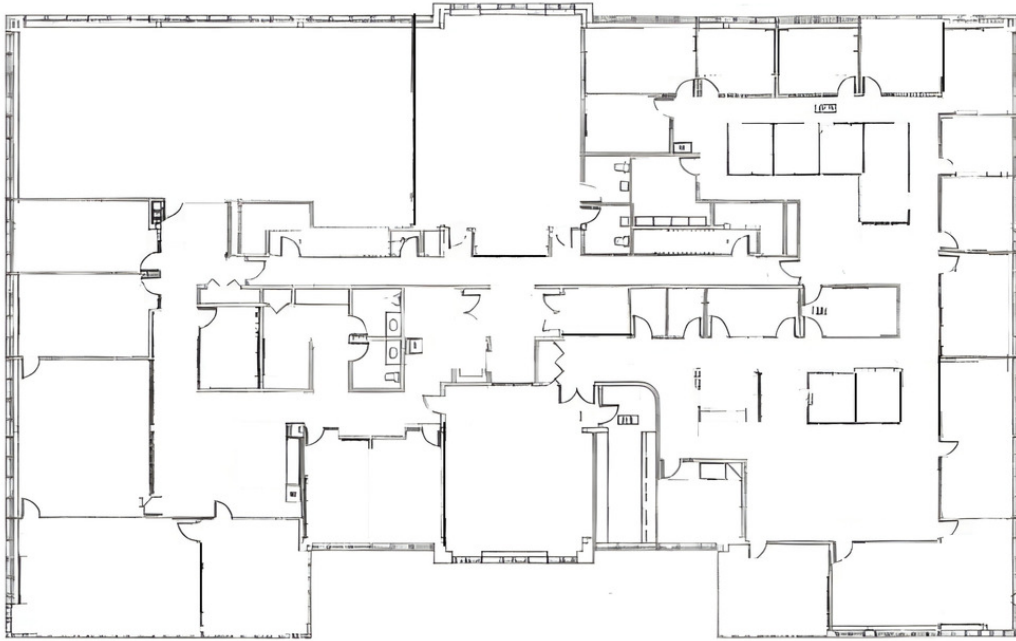
2020 American Community Survey (ACS)

TRAFFIC COUNTS	PER DAY
Westford Rd / Westtech Dr NE	11,297
Westford Rd / Centercrest Dr S	9,675
Middlesex Rd / Westford Rd NW	8,497
Westford Rd	12,067
Westford Rd / Westford Rd NE	12,126
Pawtucket Blvd / Colony Hts NW	6,997
Ramp-Westford Rd to RT 3 NB	3,252
Ramp - RT 3 SB to Westford Rd / US Hwy 3	3,206
Ramp-Westford Rd to RT 3 SB / US Hwy 3	4,340

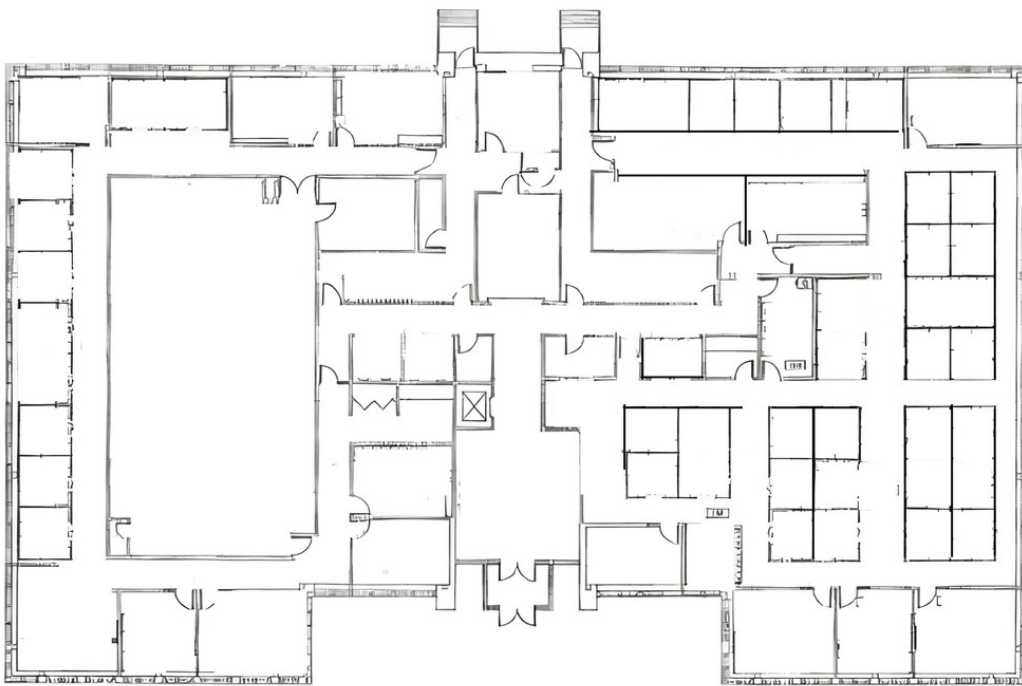




FLOOR PLAN



Second Floor



First Floor

SITE PLAN

HIGHWAY PROXIMITY



0.5 MILES
2 MINUTES



1 MILE
3 MINUTES



12 MILES
8.4 MINUTES



NASHUA, NH

4 MILES | 5 MINS

BOSTON

38 MILES | 40 MINS



HIGHWAY PROXIMITY

3 0.5 MILES
2 MINUTES

113 1 MILE
3 MINUTES

495 12 MILES
8.4 MINUTES

PHEASANT LANE MALL
A SIMON MALL

ROYAL RIDGE CENTER

INVIQ
AUTOMATION

UniClean
Cleanroom Services

THE UPS STORE

HARDRIC
LABORATORIES, INC

LIFE IS GOOD

NEW HAMPSHIRE
MASSACHUSETTS

100 POTASH HILL RD.
TYNGSBOROUGH, MA

ASSURED TESTING LABORATORIES

MASS CRANE AND HOIST

ExtraSpace Storage

WESTFORD COLLISION

CUBESMART self storage

DENOMMEE PLUMBING - HVAC - ELECTRIC

SiteOne LANDSCAPE SUPPLY Stone Center

DUNKIN' UNIK CONSTRUCTION

LOWELL

CHELMSFORD

LITTLETON

100 POTASH HILL ROAD

TYNGSBOROUGH, MA

FOR SALE OR LEASE | 34,024 SF OFFICE BUILDING ON 4.58 AC

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