

# 18 PROGRESS AVENUE

TYNGSBORO, MA



# 40,000 SF

ON 4.76 ACRES FOR SALE OR LEASE

**CONTACT:**

JAMES STUBBLEBINE  
DAVID STUBBLEBINE  
ELLEN GARTHOFF  
AARON SMITH

617.592.3388  
617.592.3391  
978.760.1263  
978.654.0432

JAMES@STUBBLEBINECOMPANY.COM  
DAVID@STUBBLEBINECOMPANY.COM  
ELLEN@STUBBLEBINECOMPANY.COM  
ASMITH@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

ZONED FOR CANNABIS CULTIVATION. CURRENT SPACE IS 40,000 SF WITH 5,000 SF MEZZANINE. A SECOND FLOOR OF AN ADDITIONAL 40,000 SF COULD BE ADDED FOR A TOTAL OF 80,000 SF OF CULTIVATION SPACE.

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	402	29,529	157,095
TOTAL POPULATION	1,216	77,772	417,062
AVERAGE HH INCOME	\$121,968	\$95,803	\$83,962

### PROPERTY SPECIFICATIONS

COLUMN SPACING	100' X 25' BAYS
CEILING HEIGHT	22'-25'10"
LIGHTING	T-8 LIGHTING
BUILT	2005
HVAC	20 TON UNITS
POWER	400 AMPS; 277/480 VOLTS
SOLAR	450 PANELS
ZONING	I-1 (INDUSTRIAL LIGHT)
WATER/SEWER	TOWN WATER & SEWER

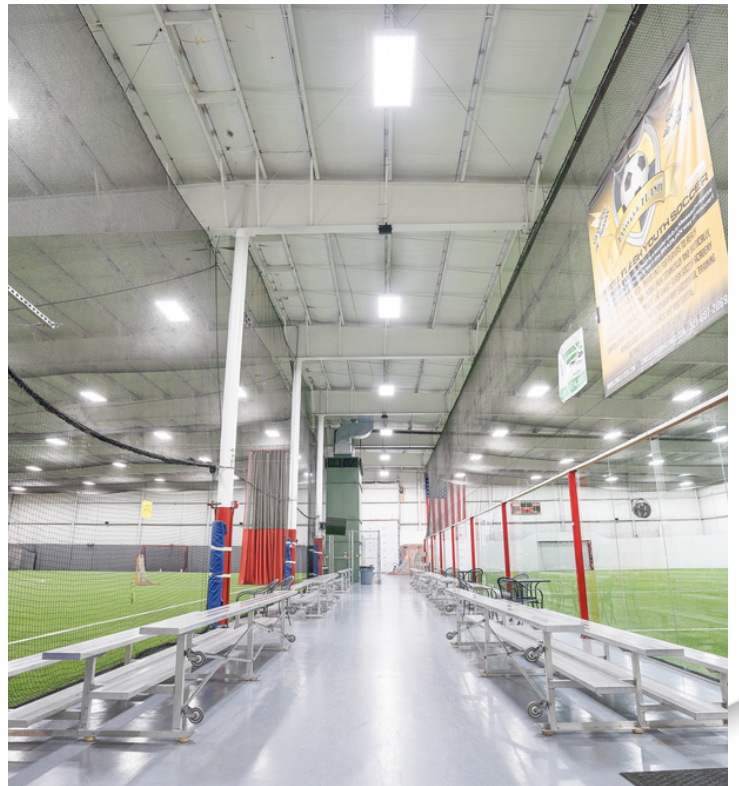
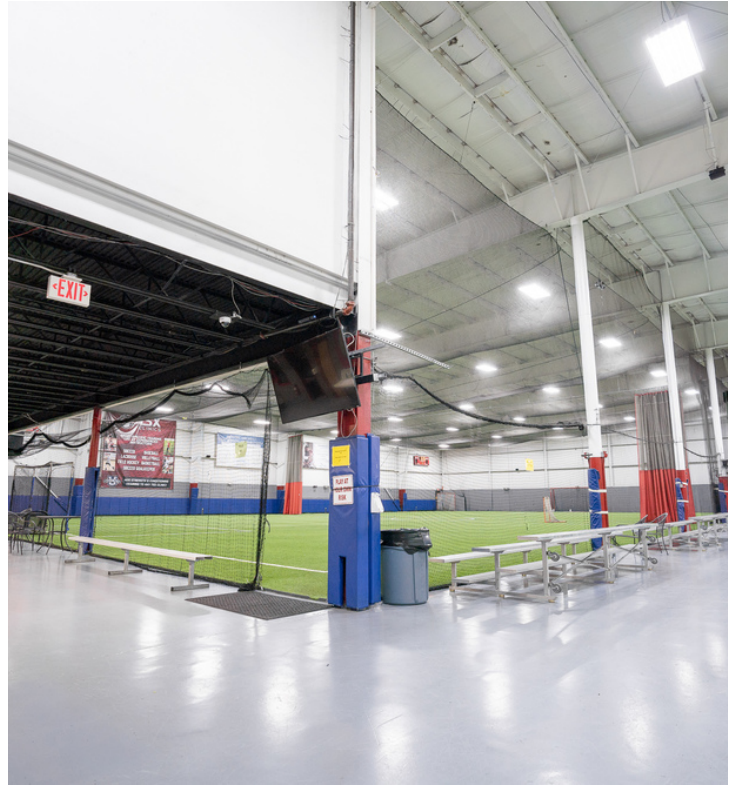
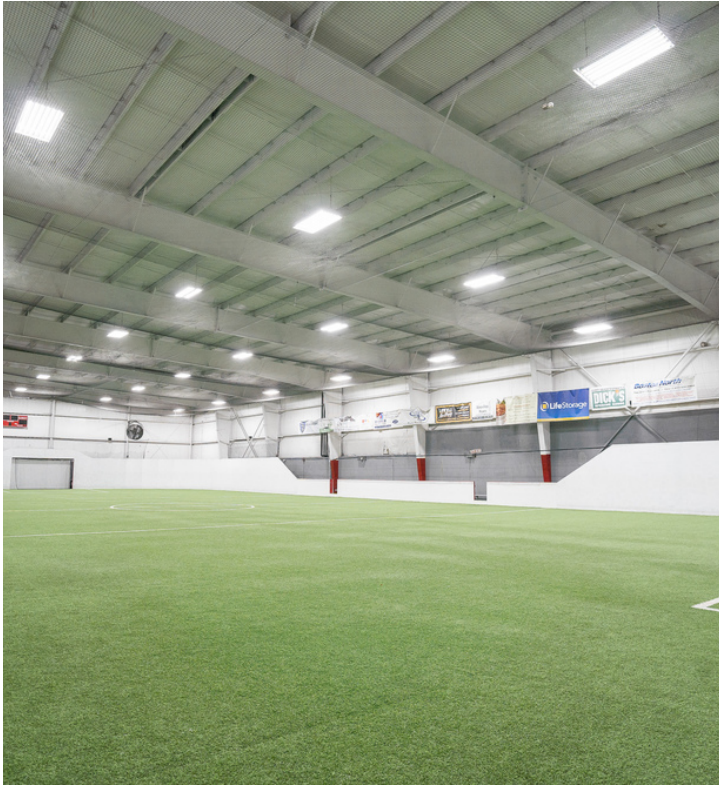
### LOCATION

- 1.2 MILES TO ROUTE 3
- MINUTES FROM THE NASHUA, NH BORDER

# AERIALS



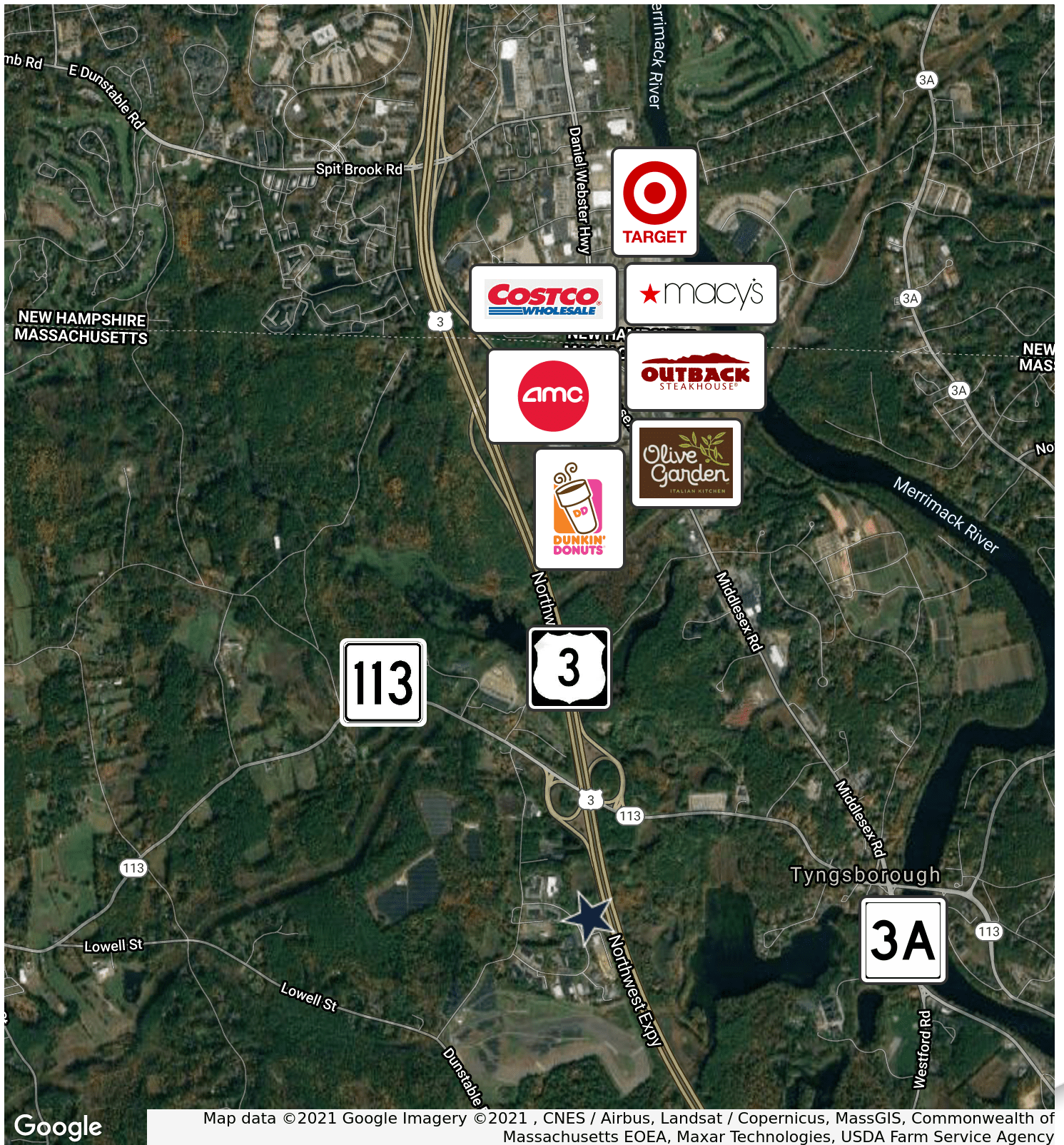
# INTERIOR



# FLOOR PLAN - FIRST FLOOR



# LOCATION MAP



# 18 PROGRESS AVENUE

TYNGSBORO, MA



**CONTACT:**

JAMES STUBBLEBINE  
DAVID STUBBLEBINE  
ELLEN GARTHOFF  
AARON SMITH

617.592.3388  
617.592.3391  
978.760.1263  
978.654.0432

JAMES@STUBBLEBINECOMPANY.COM  
DAVID@STUBBLEBINECOMPANY.COM  
ELLEN@STUBBLEBINECOMPANY.COM  
ASMITH@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL