



24-25 WESTECH DRIVE

TYNGSBOROUGH, MA

FOR SALE OR LEASE | **4,000 SF FLEX CONDO**

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

4,000 SF Flex Condo for Sale or Lease

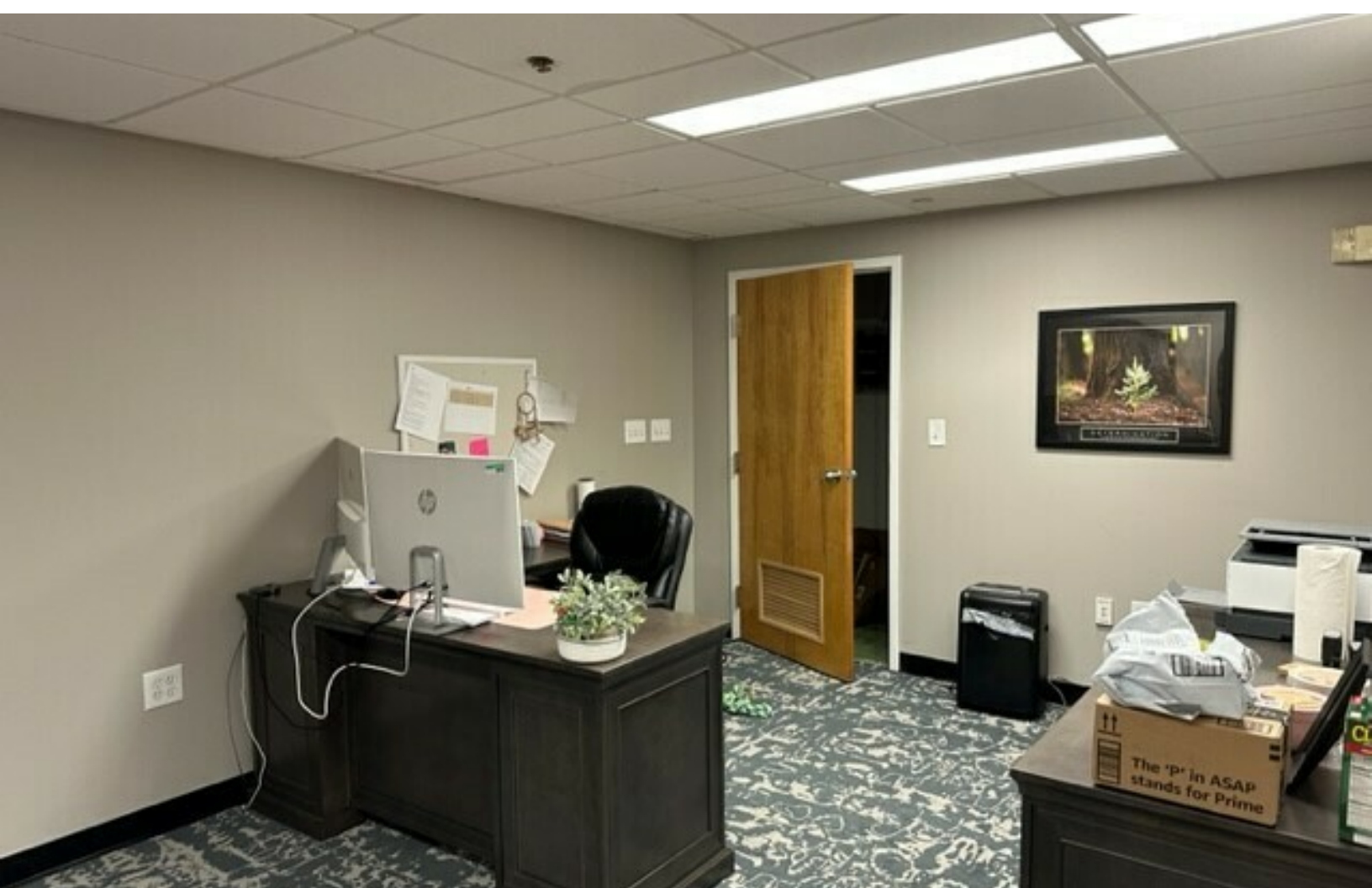
PROPERTY SPECIFICATIONS

Loading:	One (1) Drive-In Door (10' x 10')
Ceiling Height:	20'
Power:	220 volts/3-phase
HVAC:	100% Two 5-ton rooftop units
Parking:	4 deeded parking spaces in addition to onsite common parking lot
Condo Fees:	\$225/unit/\$450 per month
R.E. Taxes:	2022 \$3,936.62 2023 \$4,745.01

OFFERING SUMMARY

Sale Price:	\$845,000		
Lease Rate:	\$16.50/SF NNN		
Available SF:	4,000 SF		
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	687	3,496	9,340
Total Population	1,906	9,114	24,476
Average HH Income	\$137,847	\$133,468	\$124,953

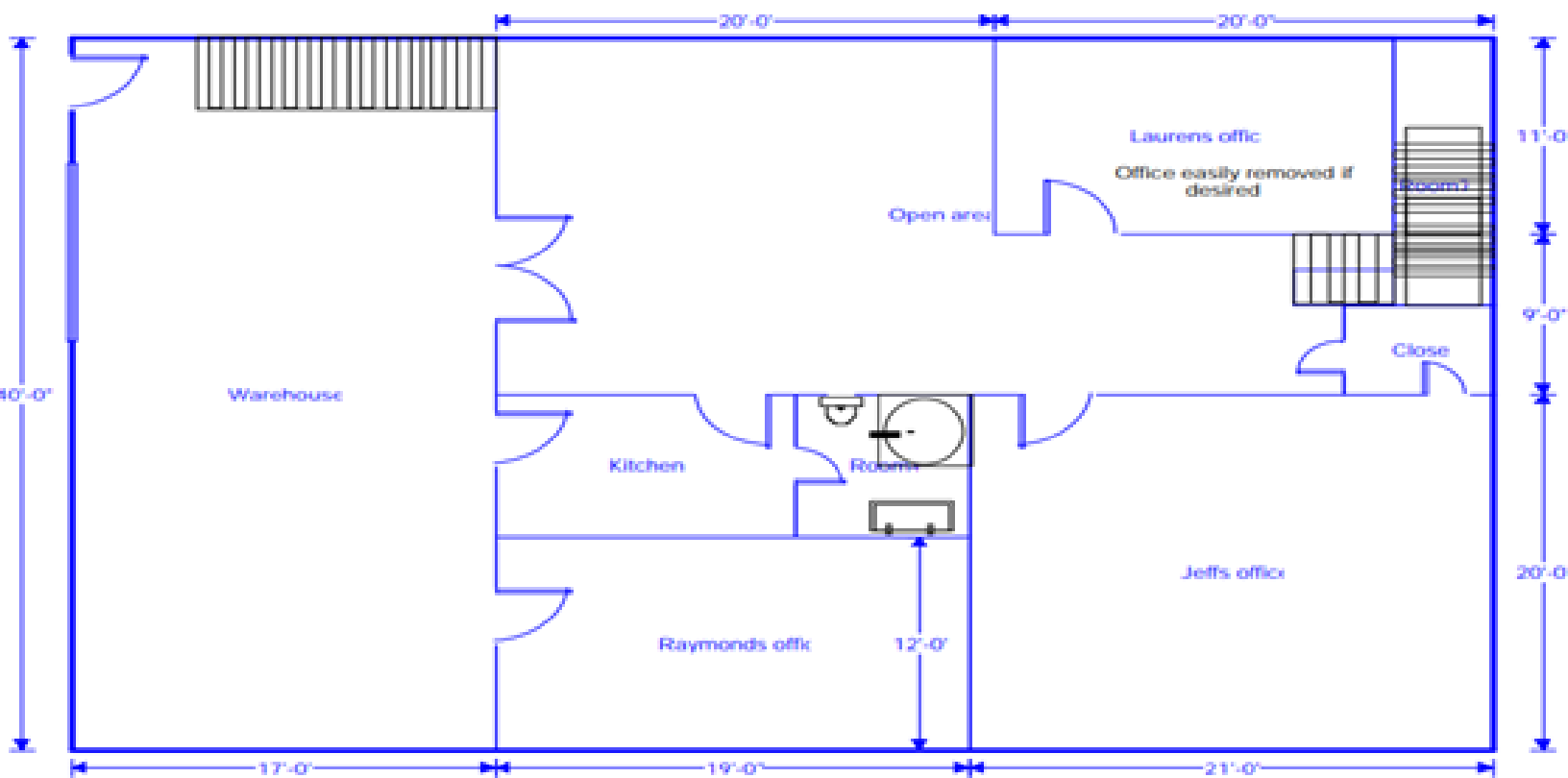
ADDITIONAL PHOTOS



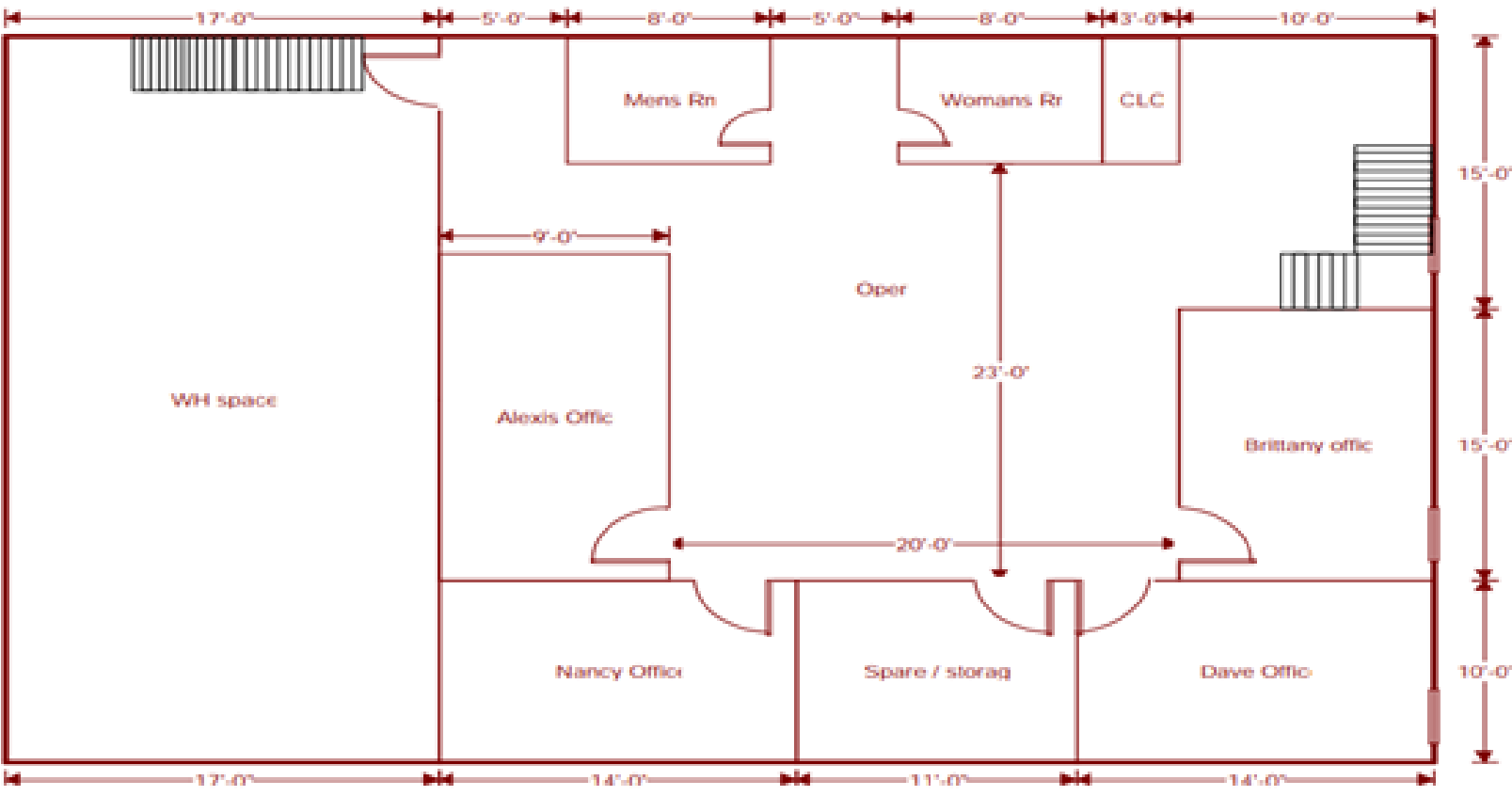
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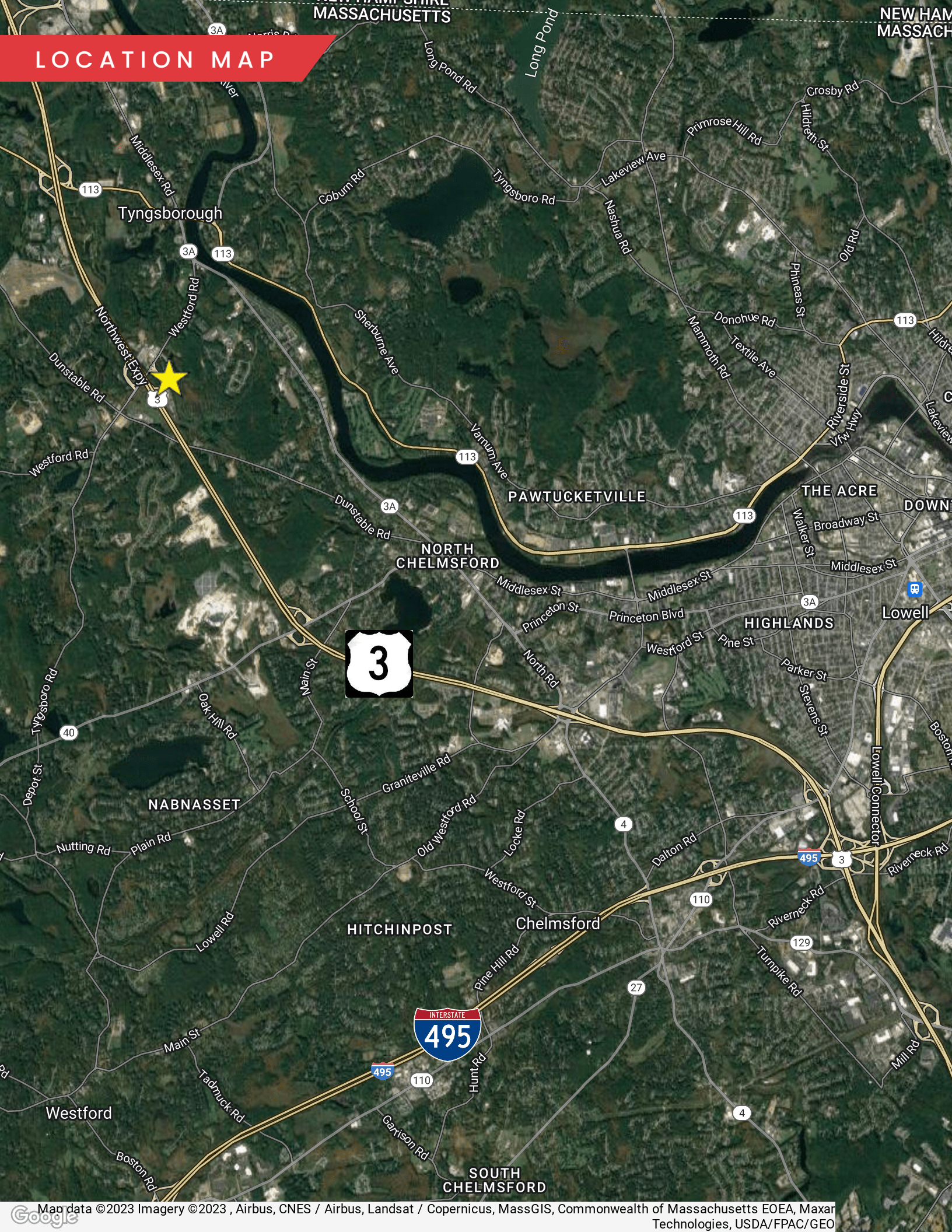
LOWER LEVEL



UPPER LEVEL



LOCATION MAP



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