



347 MIDDLESEX ROAD

TYNGSBOROUGH, MA

FOR SALE OR LEASE | 40,000 SF HIGH-BAY COMMERCIAL FACILITY ON 11 ACRES

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Sale or Lease: 40,000 SF High Bay Commercial facility on 11 acres allowing a separate building up to 60,000 SF.

Built to serve as headquarters for a marble company including showroom, office, warehouse, and manufacturing, the construction spared no expense. Set on top of a hill overlooking route 3A, this attractive property is truly one of a kind.

The B3 Zoning (Business 3 General shopping) allows Agricultural, Assisted living, Auto dealership, Brewery, Day Care, Distillery, Educational, Hotel, Manufacturing (with retail component), Nursing home, Recreational, Restaurant, and Veterinary among a variety of uses.

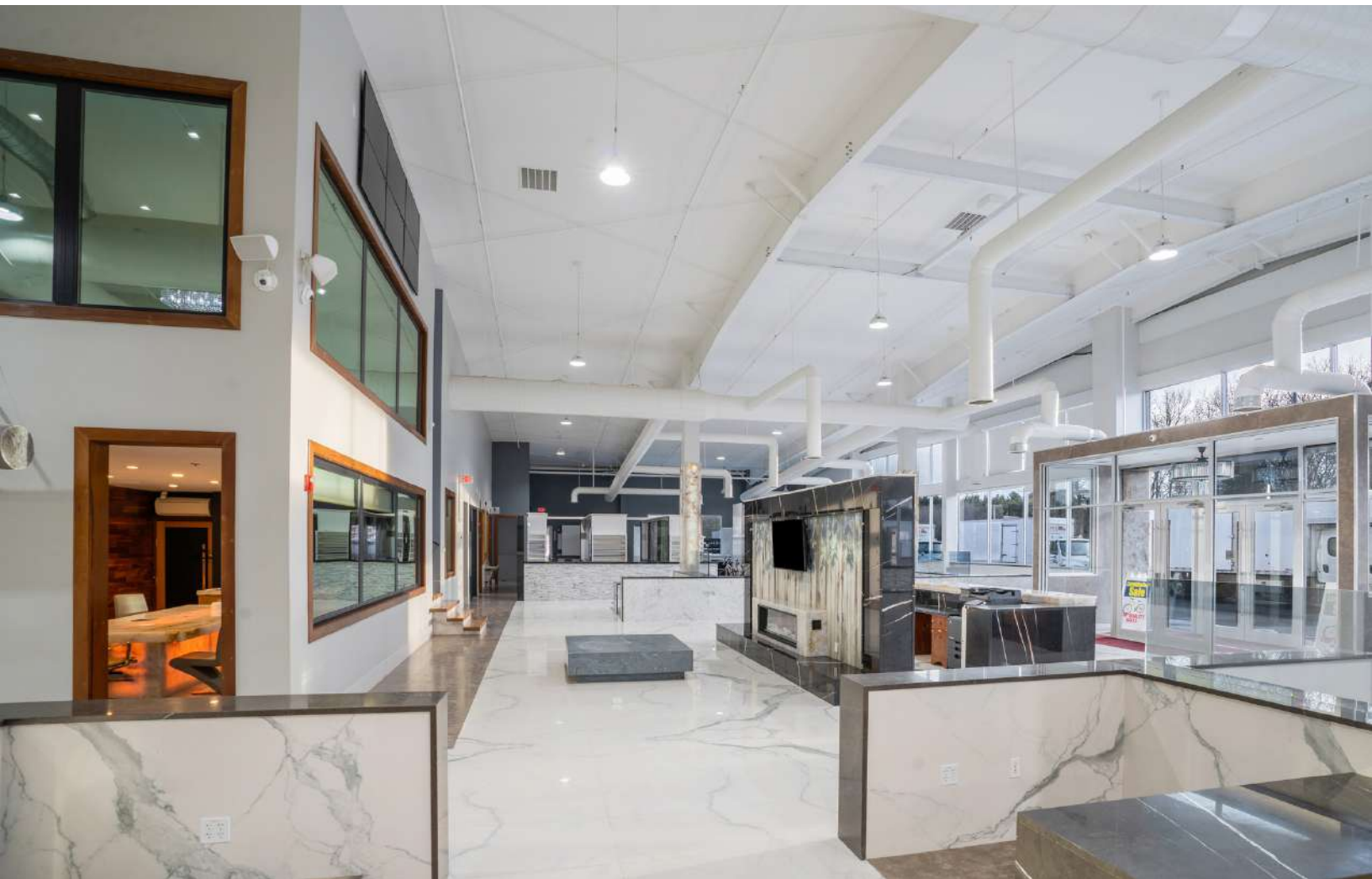
PROPERTY HIGHLIGHTS

- First Floor: multiple offices, cubical areas, kitchen, breakroom
- Second Floor: executive office with a private break room & full bathroom
- Outdoor Marble and granite courtyard with pergola
- Expansion Opportunity: 60,000 SF

OFFERING SUMMARY

Sale Price:	Market
Lease Rate:	Market
Available SF:	40,000 SF
Building Size:	40,000 SF
Warehouse:	30,000 SF; 350' x 80'
Marble Showroom:	10,000 SF; 150' X 70'
Height:	24' Clear
Zoning:	B3 (Business 3 General Shopping)
Loading:	8 Drive-In 4 Interior Tailboard docks
Crane:	2-Ton Crane Rails
Sprinkler:	Wet System
HVAC:	100% Air-conditioned Gas-fired radiant heater in warehouse
Sewer/Septic:	Sewer in Spring 2024
Heavy Power:	In excess of 1,000 amp; 3 phase; 4 wire
Parking:	Large gated parking (upper gravel & lower paved)

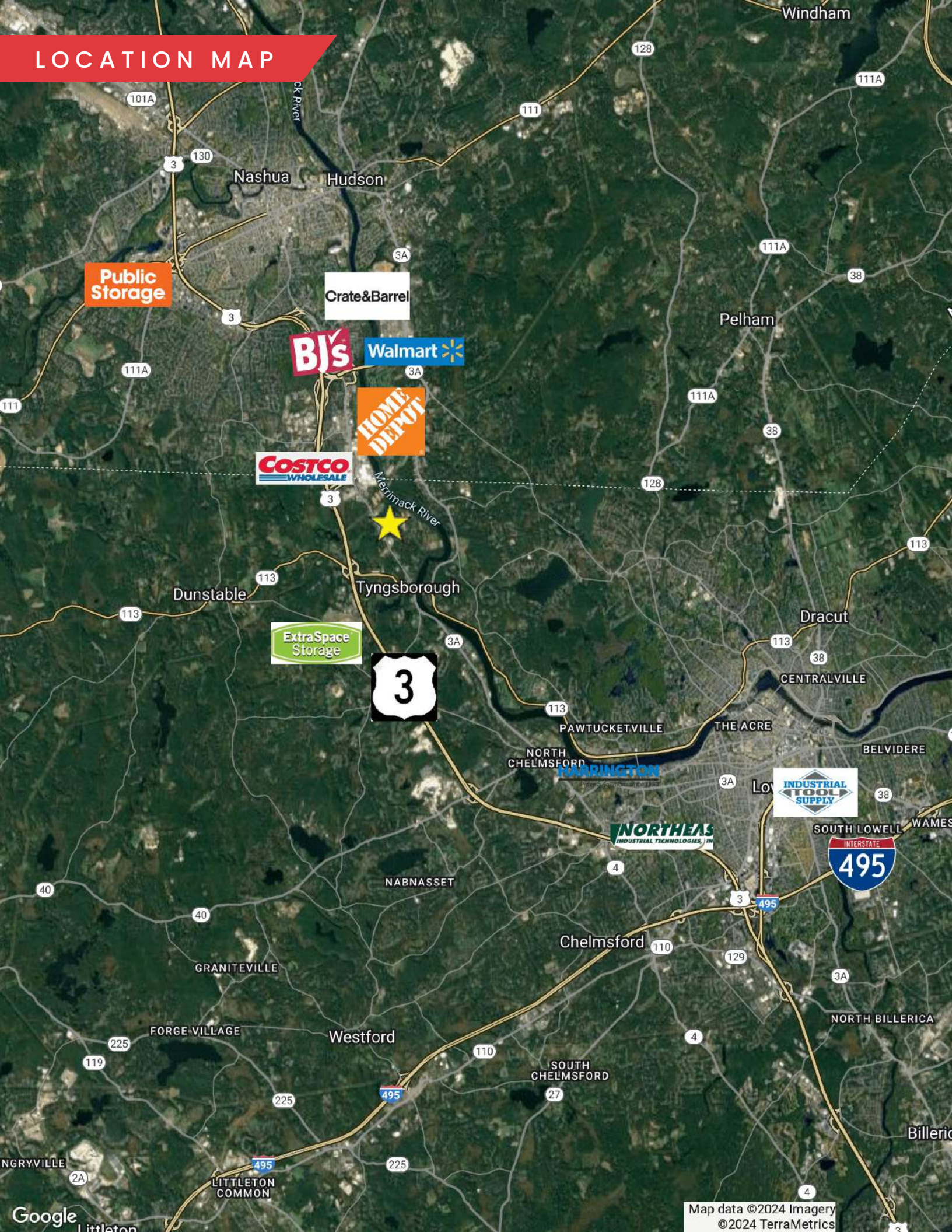
ADDITIONAL PHOTOS



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LOCATION MAP



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