



# 347 MIDDLESEX ROAD

## TYNGSBOROUGH, MA

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

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COMPANY  
CORFAC INTERNATIONAL



PROPERTY SUMMARY



PROPERTY DESCRIPTION

For 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
- HVAC: 100% Air-conditioned

PROPERTY SPECIFICATIONS

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
Loading:	8 Drive-In 4 Interior Tailboard docks
Crane:	2-Ton Crane Rails
Sprinkler:	Wet System
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)







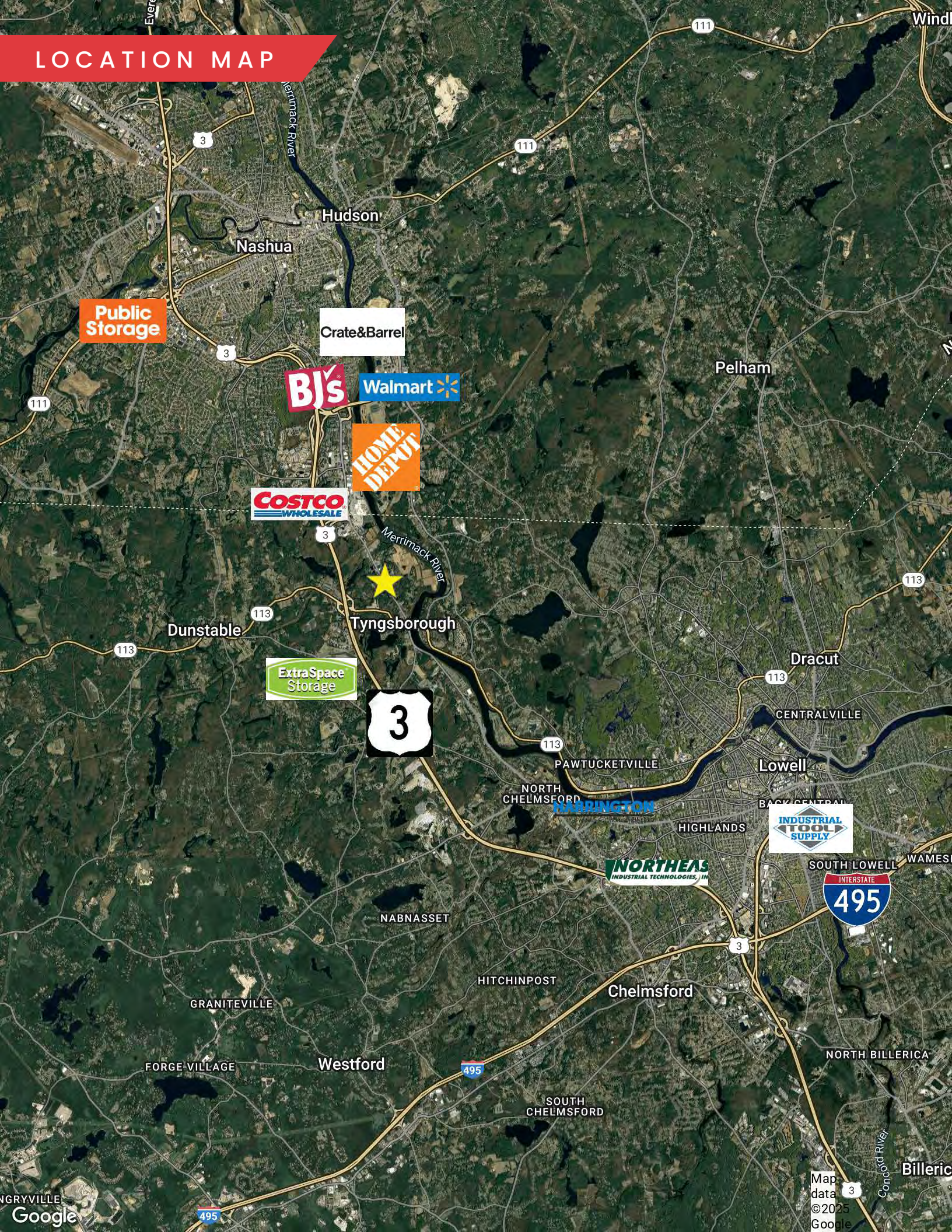




Architectural floor plan of the Top Line Granite design, showing a detailed layout of a granite processing facility. The plan includes various rooms such as the Loading Dock, Completed Jobs area, Electric Motor Compression Room, Water Treatment Area, CNC Cutter, CNC Polisher, Bridge Saw, Slab Area, and a central office area with a Future Conference Room. The layout is divided into sections A through J and 1 through 13. The plan also shows a future office area, a future conference room, a future storage area, and a future office area. The plan is labeled "TOP LINE GRANITE design" at the bottom.



# LOCATION MAP





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