

- 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



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

HIGHWAY PROXIMITY	
 3	0.5 MILES 2 MINUTES
 113	1 MILE 3 MINUTES
 495	12 MILES 8.4 MINUTES
NASHUA, NH 4 MILES   5 MINS	
BOSTON 38 MILES   40 MINS	



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

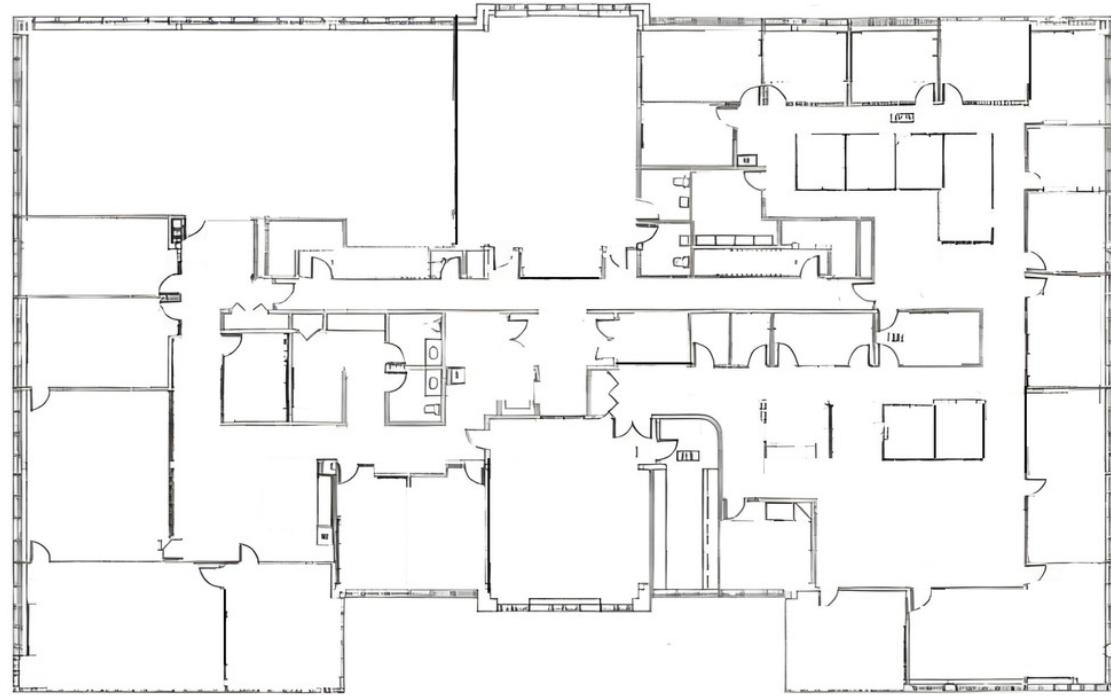
*Demographics data derived from AlphaMap*

TRAFFIC COUNTS	PER DAY
Westford Rd / Westech 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

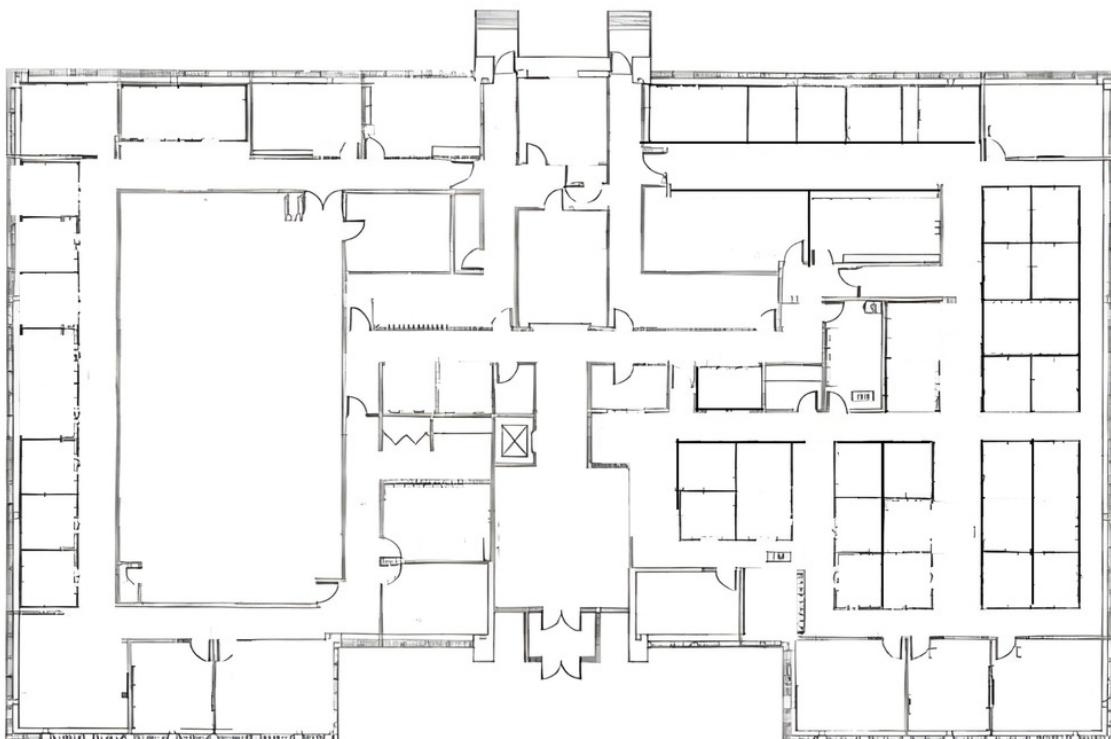




## FLOOR PLAN

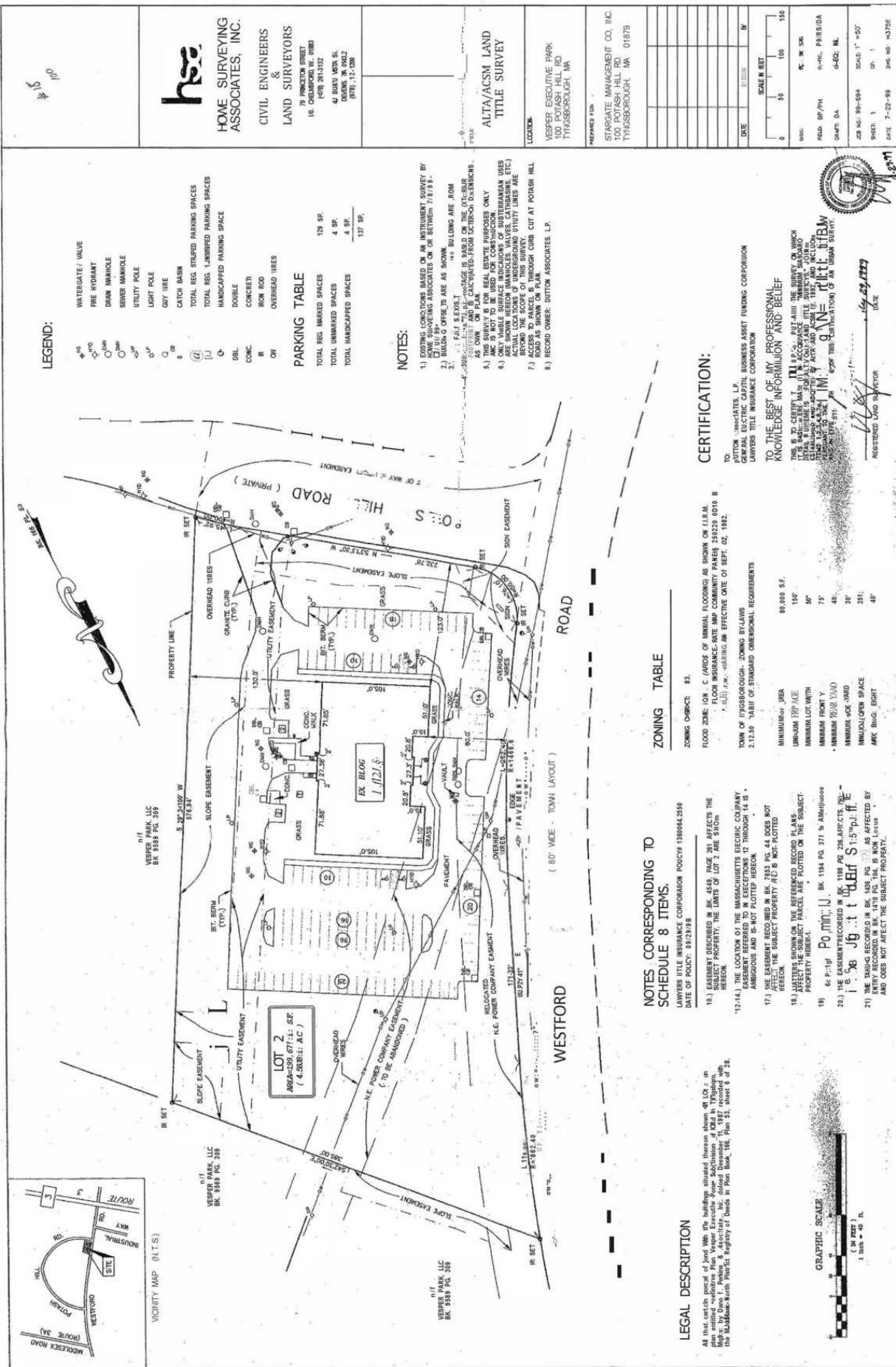


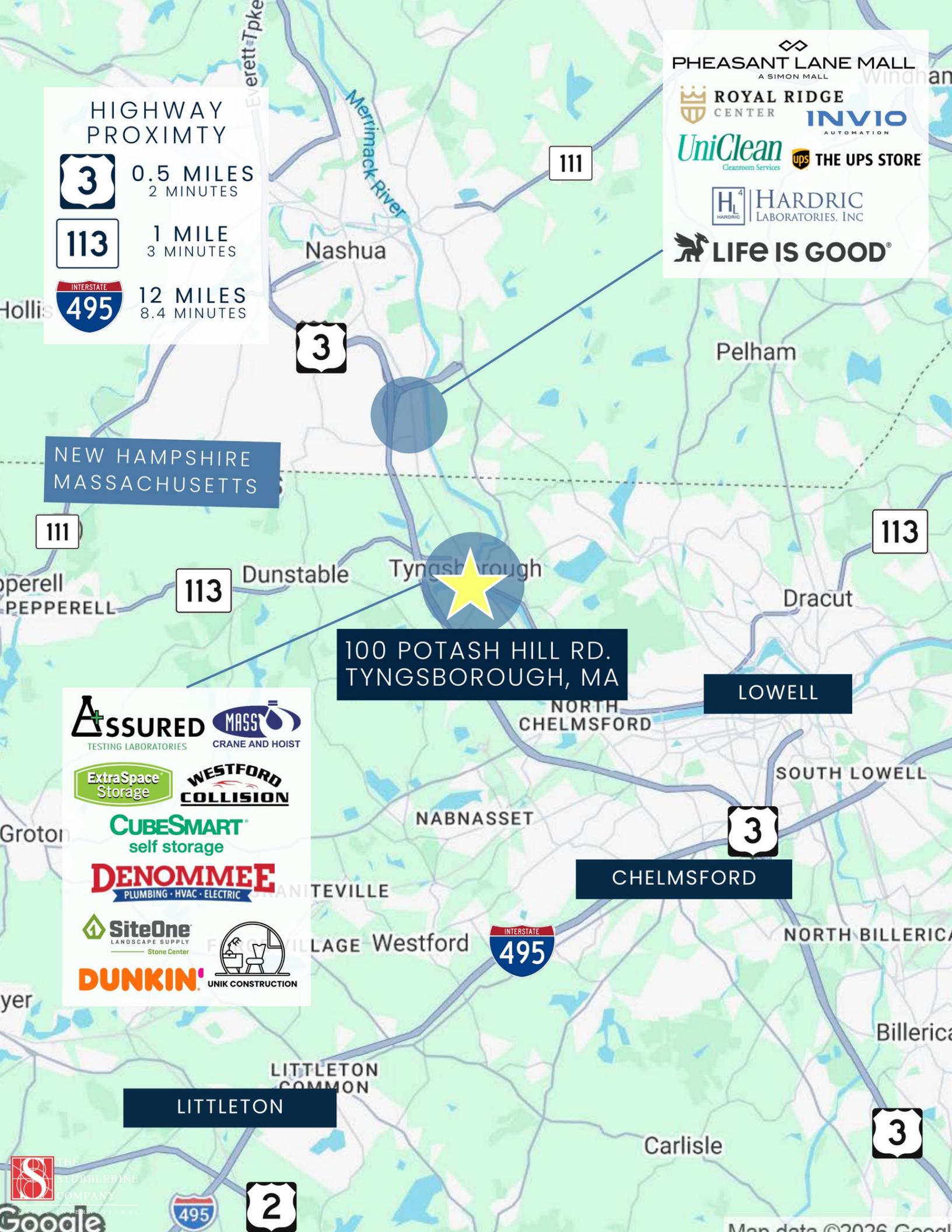
Second Floor



First Floor

# SITE PLAN





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