

300 Potash Hill Road

TYNGSBORO, MA

12,397 SF AVAILABLE FOR LEASE

Class A Warehouse / Flex or Lab Space

Clean & Fully Air Conditioned



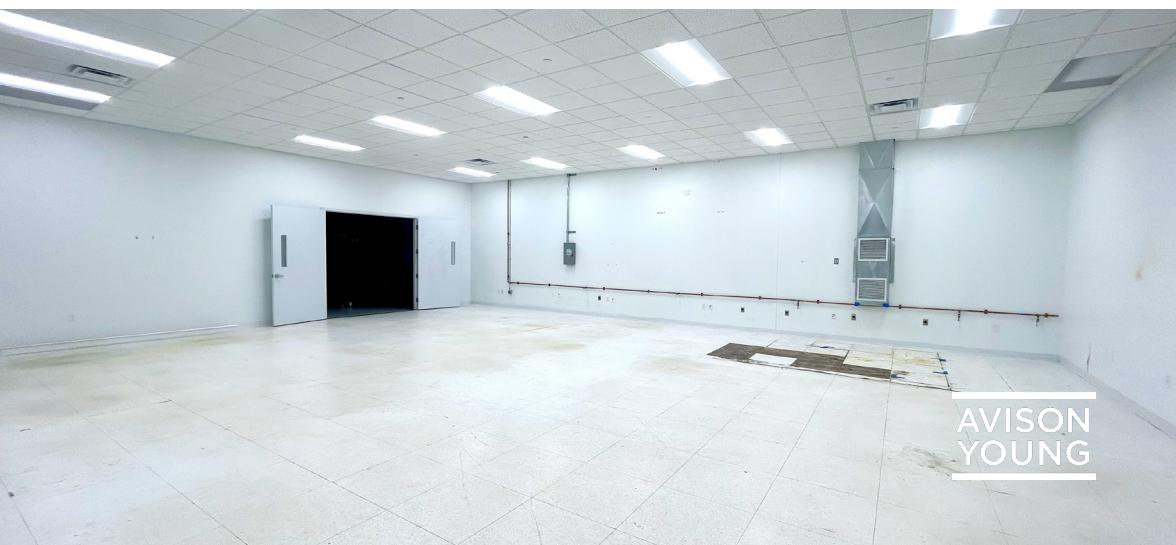
**AVISON
YOUNG**

BUILDING SUMMARY

300 Potash Hill Road, located in Vesper Executive Park, Tyngsborough, Massachusetts, is a ±60,000 SF single-story Class A flex building on 7.3 acres. It is a multi-tenant property ideal for manufacturing warehouse or R&D / Lab users. The site offers excellent access to Route 3 and Interstate 495 via Interstate 95, making it a convenient location for commuters from nearby cities and towns.

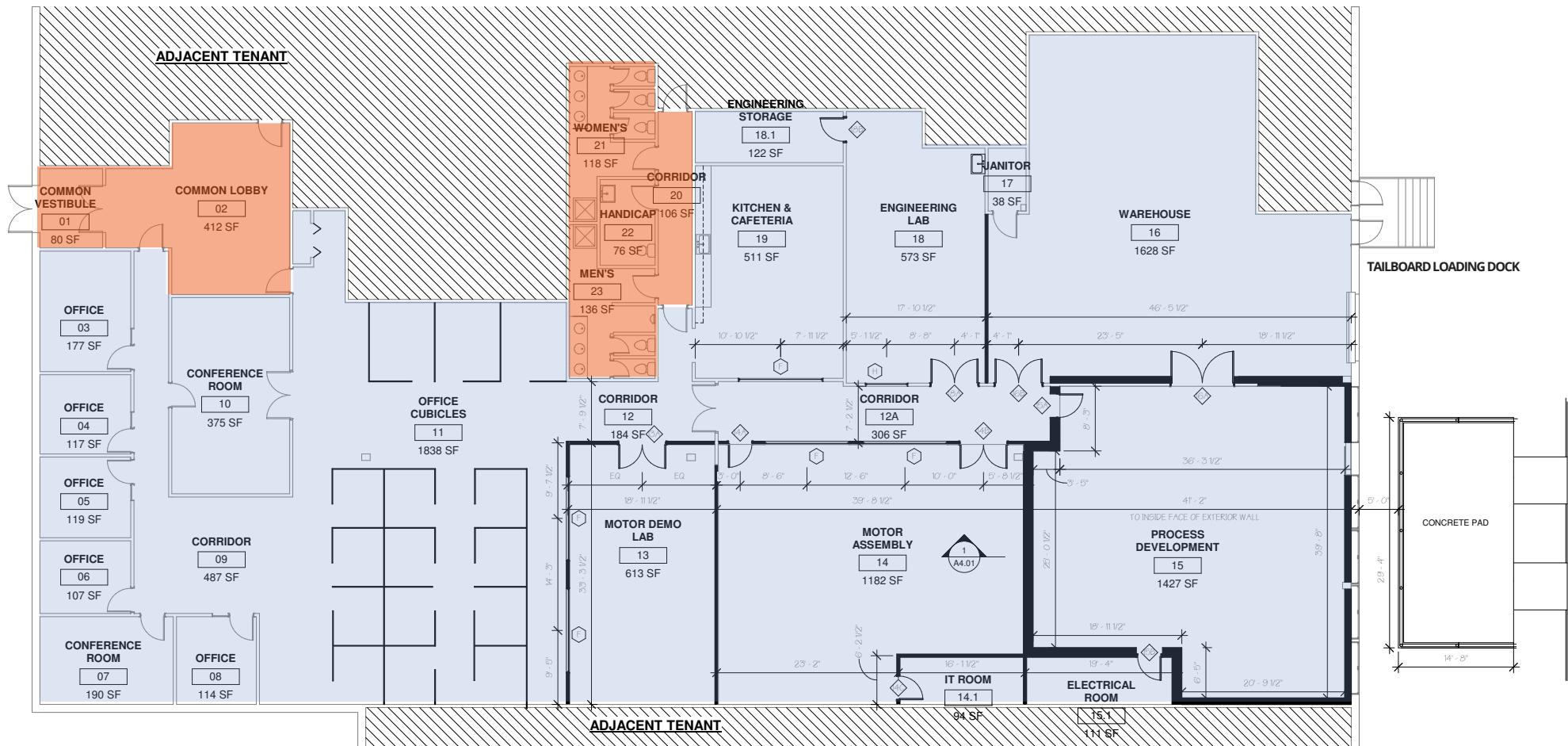
BUILDING SPECIFICATIONS

Total SF:	± 60,000 SF
Available SF:	12,397 SF
Stories:	One
Land:	7.3 acres
Year Built:	1989
Structural System:	Steel frame
Ceiling Height:	18'
Loading Docks:	One
Parking:	4.17/1,000 SF
Electric:	3000A, 480/277V, 3ph
HVAC:	Packing rooftop units
Zoning:	L1 - light industrial
Roof:	Rubber membrane (2017)
Gas & Electric:	National Grid
Phone/Cable:	Verizon/Comcast
Capabilities:	<ul style="list-style-type: none">Extensive electronic labFume hoodCompressed airUpgraded power



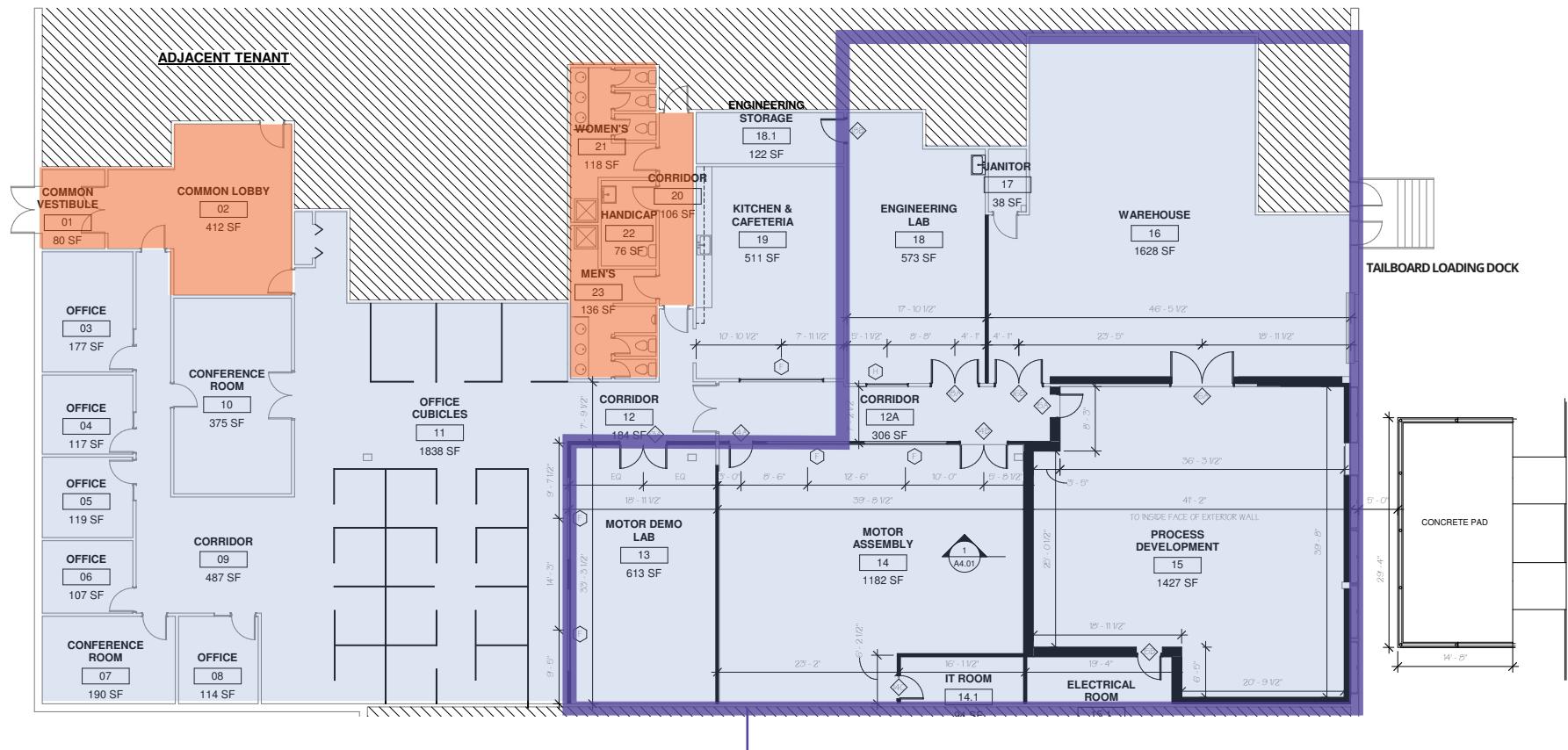
Floor Plan

12,397 SF



AVISON
YOUNG

Concept plan



FOR MORE INFORMATION, PLEASE CONTACT:

Jason Levendusky, Principal
 +1 617 448 4004
 jason.levendusky@avisonyoung.com

Chris Reilly, Senior Associate
 +1 781 956 8989
 chris.reilly@avisonyoung.com

200 State Street | 15th Floor | Boston, MA 02109

© 2026. Avison Young New England LLC. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young and as such, cannot be warranted nor form any part of any future contract.

**AVISON
YOUNG**