



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



Permitted for 60,000 SF Building

All utilities stubbed out to site

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

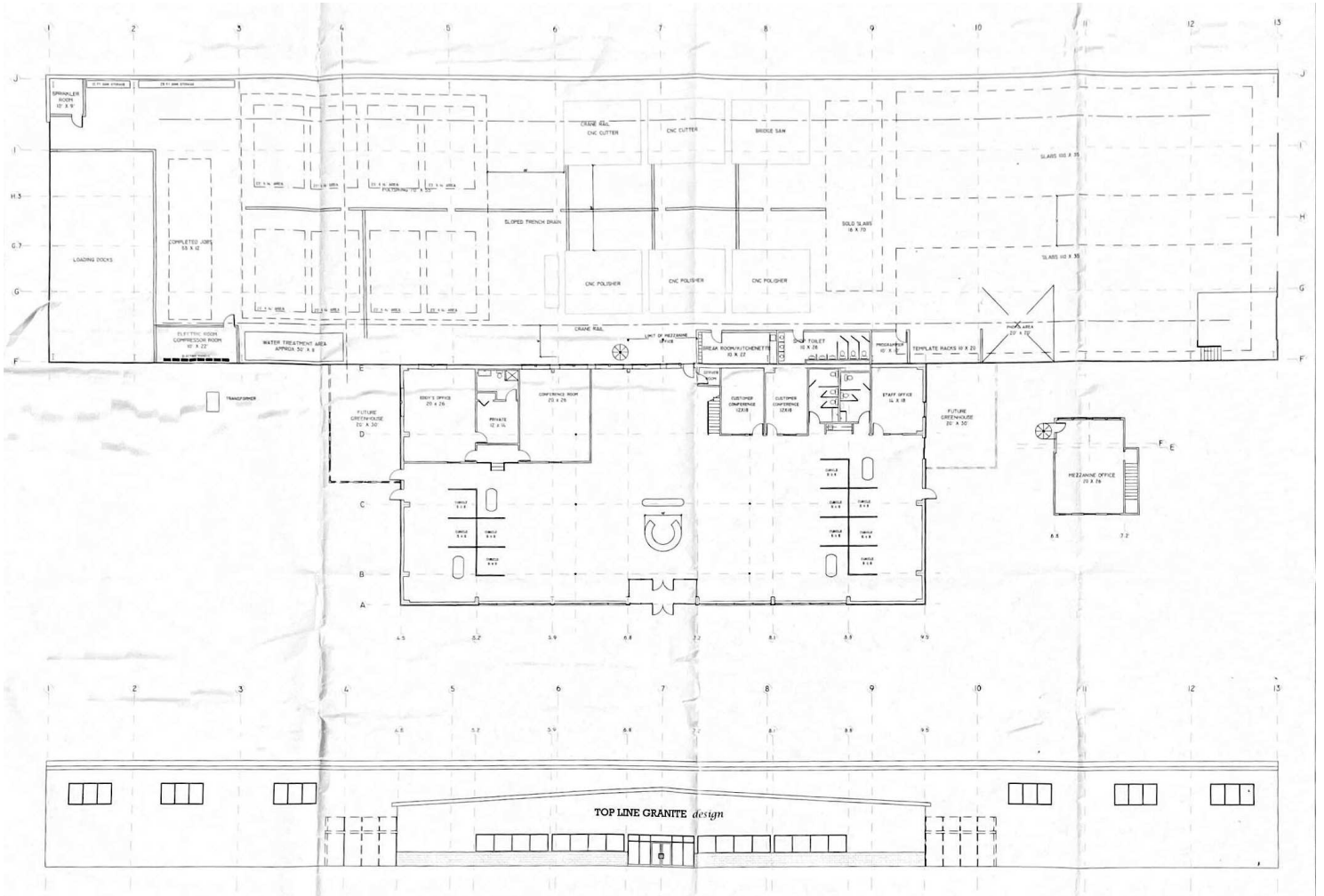
OFFERING SUMMARY

| | |
|------------------------|--|
| Sale Price/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: | 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 |
| Drains: | French w/recycled water |
| 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) |

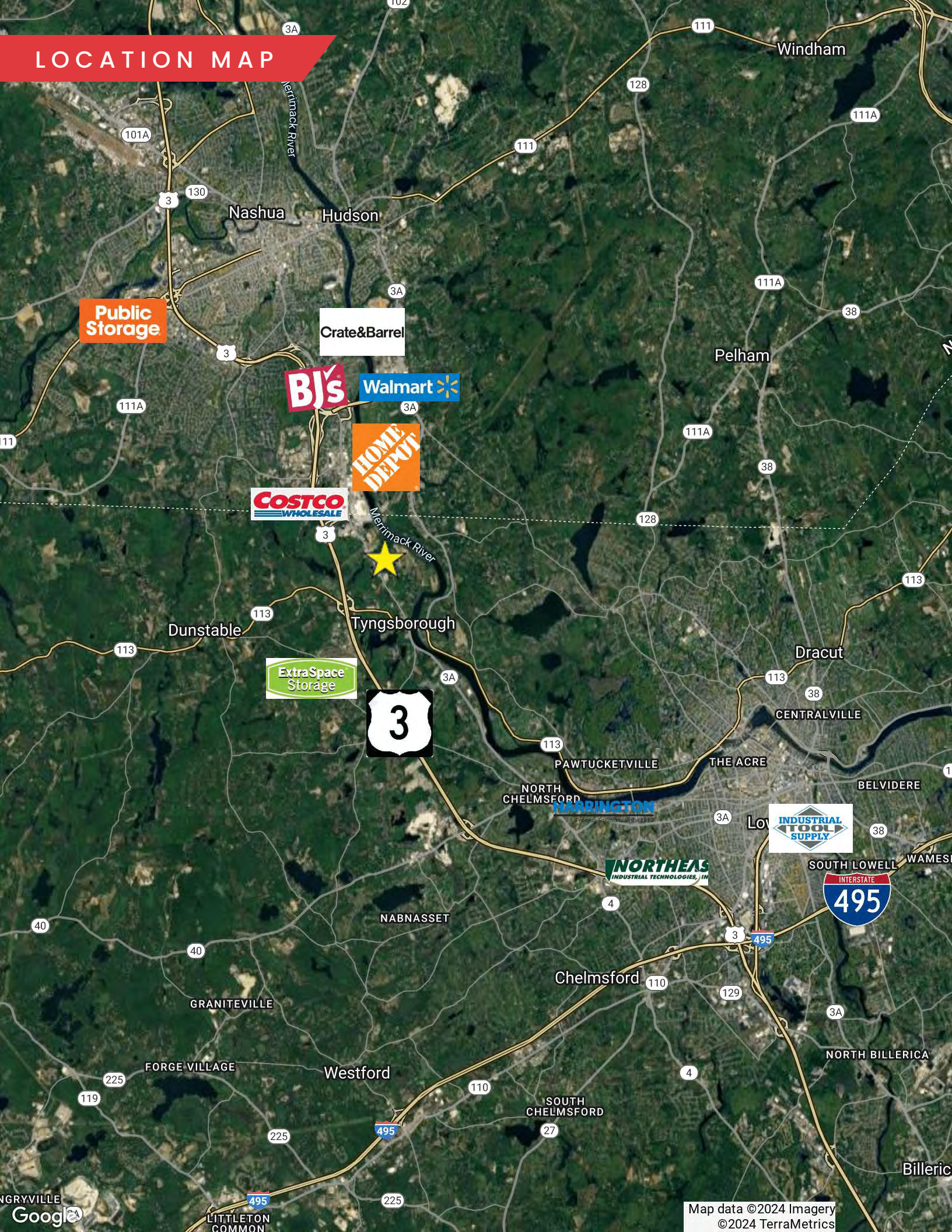




FLOOR PLAN



LOCATION MAP



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