

# 2,500 to 34,024 SF Available

Furnished and wired space | Former headquarters building



For more information, please contact:

**Mark Reardon**  
617.867.2321  
mark.reardon@cbre-ne.com

**Jason Levendusky**  
617.867.2324  
jason.levendusky@cbre-ne.com

**Jake Borden**  
617.867.2383  
jake.borden@cbre-ne.com

111 Huntington Avenue, 12th Floor  
Boston, Massachusetts 02199  
617.867.2300 Fax 617.867.2350  
www.cbre-ne.com

**CBRE** | New England  
CB RICHARD ELLIS

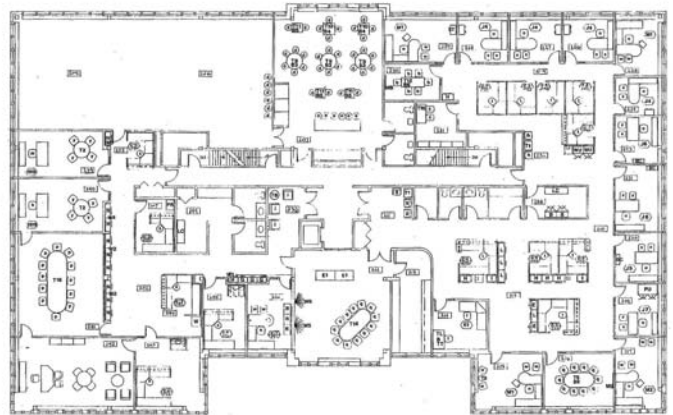
Formerly the headquarters for Joan Fabrics Corporation, 100 Potash Hill Road is a 34,024 square feet, 2-story, Class A office building located in Tyngsborough, Massachusetts. Situated on 4.58 acres, the property is currently configured for single or multiple tenancy and would make an excellent headquarters facility.

- Wireless internet access throughout building
- 2500 SF raised floor computer room with two Liebert units
- 125 KVA UPS system
- 2,000 AMP electrical service
- State of the art boardroom and conference rooms
- Upgraded lobby with granite floors and cherry wainscoting
- 5.2/1,000 parking ratio

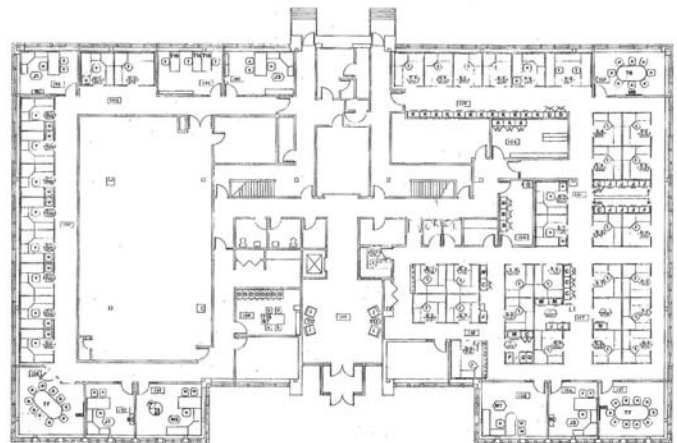
# Vesper Executive Park | 100 Potash Hill Road | Tyngsborough, Massachusetts

## Building Specifications

■ Total SF	34,024 SF
■ Stories	2
■ Land	4.58 acres
■ Age	1987, renovated in 1998
■ Structural System	Steel frame
■ Exterior Finish	Brick exterior over CMU with insulated aluminum window lintels and sills
■ Roofing	45 mil EPDM membrane
■ Electric	2,000 AMPS, 480/277V, 3-phase
■ Utilities	Town Water Natural Gas Private septic system
■ Ceiling Height	9'
■ Exterior Doors	1 dock height overhead loading door
■ HVAC	Gas fired, electric coiled packaged variable air volume rooftop units
■ Lighting	Recessed fluorescent with parabolic lenses
■ Fire Protection	Fully sprinklered; wet system
■ Parking	5.2/1,000 SF
■ Elevator	One passenger elevator (2,500 lb)
■ IT Infrastructure	2,500 +/- SF; raised floor; wireless internet throughout building; 125 KVA UPS system



Second Floor



First Floor

