

# 72 PROGRESS AVE

TYNGSBOROUGH, MA



**+/- 20,000 SF**

FOR MORE INFORMATION,  
PLEASE CONTACT:

**Tom Aitken**, Senior Vice President  
617.462.2789  
tom.aitken@avisonyoung.com

**Chris Reilly**, Senior Associate  
781.956.8989  
chris.reilly@avisonyoung.com

*Avison Young, New England  
200 State Street, Floor 15  
Boston, MA*

AVAILABLE FOR LEASE  
INDUSTRIAL / FLEX SPACE

**AVISON  
YOUNG**



# PROPERTY DESCRIPTION



## PROPERTY OVERVIEW

<b>Address:</b>	72 Progress Avenue Tyngsborough, MA
<b>Business Park:</b>	Applewood Commercial Park
<b>Submarket:</b>	Route 3 North
<b>Building Type:</b>	Industrial Flex
<b>Square Feet:</b>	+/- 20,000 square feet
<b>Year Constructed:</b>	2008

## SITE SPECIFICATIONS

<b>Land Area:</b>	Approximately 2.01 acres
<b>Zoning:</b>	Industrial 1 Light (I-1) Parking in the front, rear, and side of the building totaling +/- 43 spaces, including 2 handicap spaces
<b>Parking:</b>	+/- 43 spaces, including 2 handicap spaces

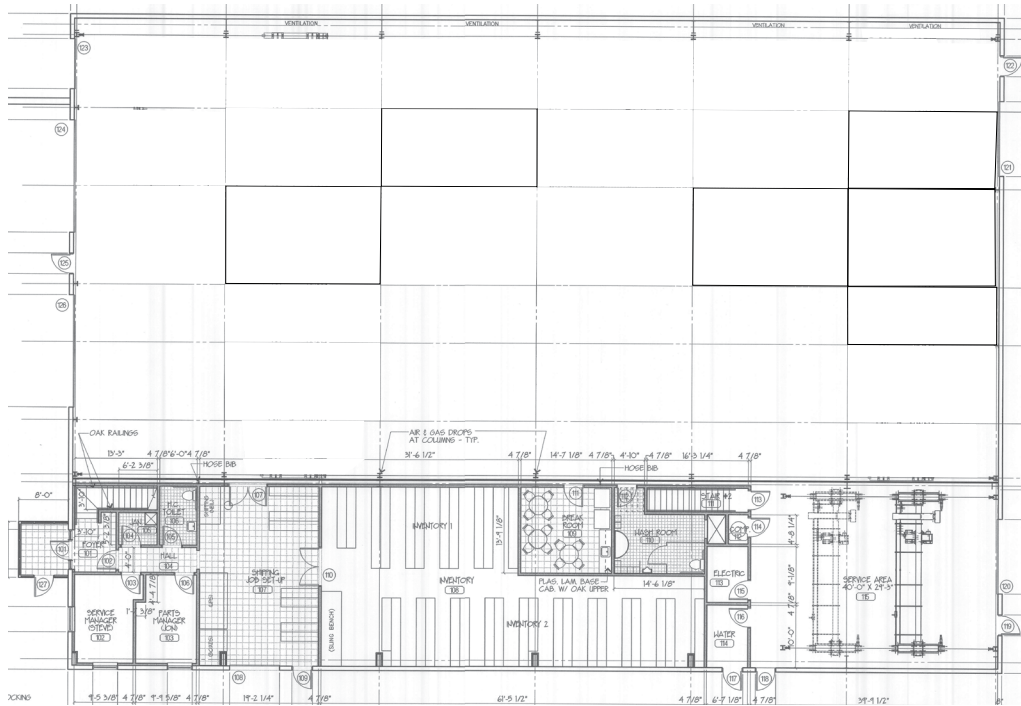
## SITE PLAN



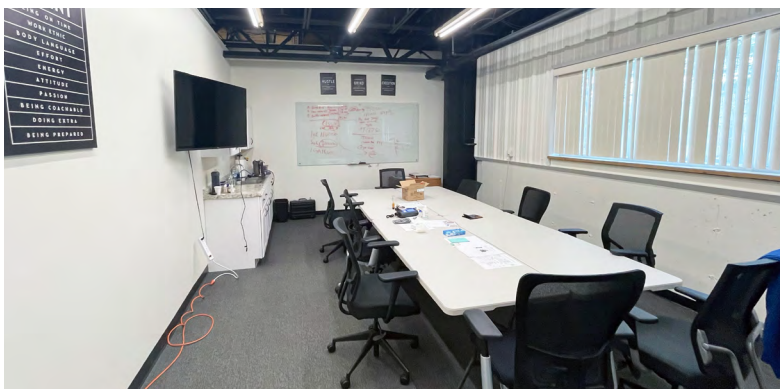
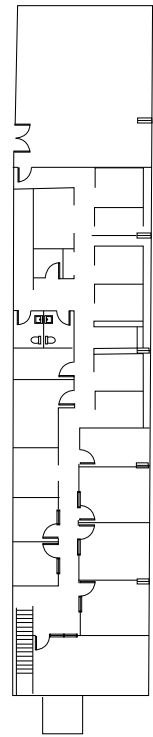


# FLOOR PLANS

## FIRST FLOOR



## SECOND FLOOR







## BUILDING SPECIFICATIONS

- Floors:** Two stories, office section is two stories, warehouse section is single-story
- Office:** +/-8,500 square feet (42.5%), includes roughly 3,500 square feet of low bay flex/R&D, private offices, open cubicle areas, conference rooms, kitchens, and break rooms
- Warehouse:** +/- 11,500 square feet (57.5%)
- Structure:** Kirby metal building with steel frame
- Foundation:** Concrete Slab
- Exterior Facade:** Corrugated steel panel, with brick trim in the front
- Roof:** Metal roof, original
- Clear Heights:** +/- 9' in the office sections and +/- 25' - 20' in the warehouse section
- Lighting:** LED lighting throughout the building
- Restrooms:** Four restrooms
- Loading:** Four total – two oversized drive-in doors (18' x 14') and one loading-dock (8' x 10') in the front of the building, and one drive-in door in the rear (12' x 14')

## BUILDING SYSTEMS:

- Electrical:** 800 Amps, 277/480 volt 3 phase 4 wire
- HVAC:** Office area is primarily heated and cooled by six separate zones, with the first floor renovated office heated and cooled by wall-mounted HVAC units, warehouse area is heated by four ceiling-mounted natural gas heating units that are on two separate zones.
- Fire Safety:** Fully sprinklered
- Security:** ADT Security system with alarm system and internal motion sensors and building access system
- Utilities:**
- Gas:** National Grid
  - Water:** Town of Tyngsborough
  - Sewer:** Town of Tyngsborough
  - Electric:** National Grid
  - Generator** Existing Kohler Generator (Natural Gas)