SPERRY

COMMERCIAL REALTY ASSOCIATES

169 South River Rd, Unit 1, Bedford, NH

603.262.3555

INDUSTRIAL CONDOS

50 OLD TYNG ROAD UNITS 4&5
TYNGSBOROUGH, MA 01879

FOR SALE



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Property Summary

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OFFERING SUMMARY

Sale Price:	**$1,599,000**
Building Size:	**± 6,400 SF**
Property Type:	**Industrial/Flex/Office**
Building Class:	**A**
Stories:	**2**
Zoning:	**Industrial 1**
Year Built / Renovated:	**2021/2023**

PROPERTY OVERVIEW

This exceptional commercial property combines two fully renovated units into one expansive, turnkey space. The layout includes five private offices, a dedicated conference room, three restrooms, multiple storage areas, and heated/cooled garage bays ideal for fleet vehicles, equipment, or high-end vehicle storage.

Strategically located just off Route 3 and the Everett Turnpike, the property offers outstanding accessibility, ample on-site parking, and efficient ingress/egress. Combining office, flex, and light industrial functionality under one roof, this versatile property is ideally suited for contractors, trades, service companies, small distribution users, and other businesses seeking a modern, highly functional commercial environment.

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Property Highlights

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FULLY RENOVATED INDUSTRIAL FLEX CONDOMINIUM

This industrial flex condominium showcases top-tier finishes and an exceptional level of mechanical, electrical, and operational infrastructure rarely found in comparable units.

The second-floor office suite is fully sealed and insulated to prevent noise and fumes from the shop below and features a large conference room with full video-conferencing capability.

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Premium Features

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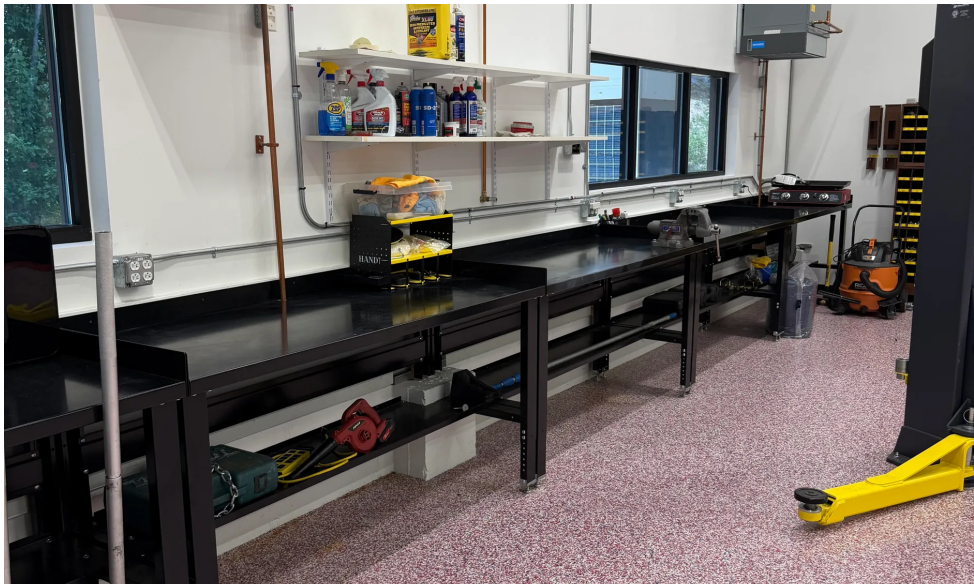
SHOP AMENITIES

The property includes a precision-leveled Automotive Service Plate (accurate to 1/60th of an inch), making it ideal for specialty automotive, technical, or calibration-sensitive operations.

Premium shop amenities include:

- 2-post BendPak lift rated for 10,000 lbs
- Two oversized floor drains
- Daikin air-conditioning units
- Reznor propane shop heaters
- Two 200-amp, 3-phase electrical panels
- Built-in high-top bar area
- Three-bay sink
- 40-gallon parts washer





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Mechanical & Building Systems

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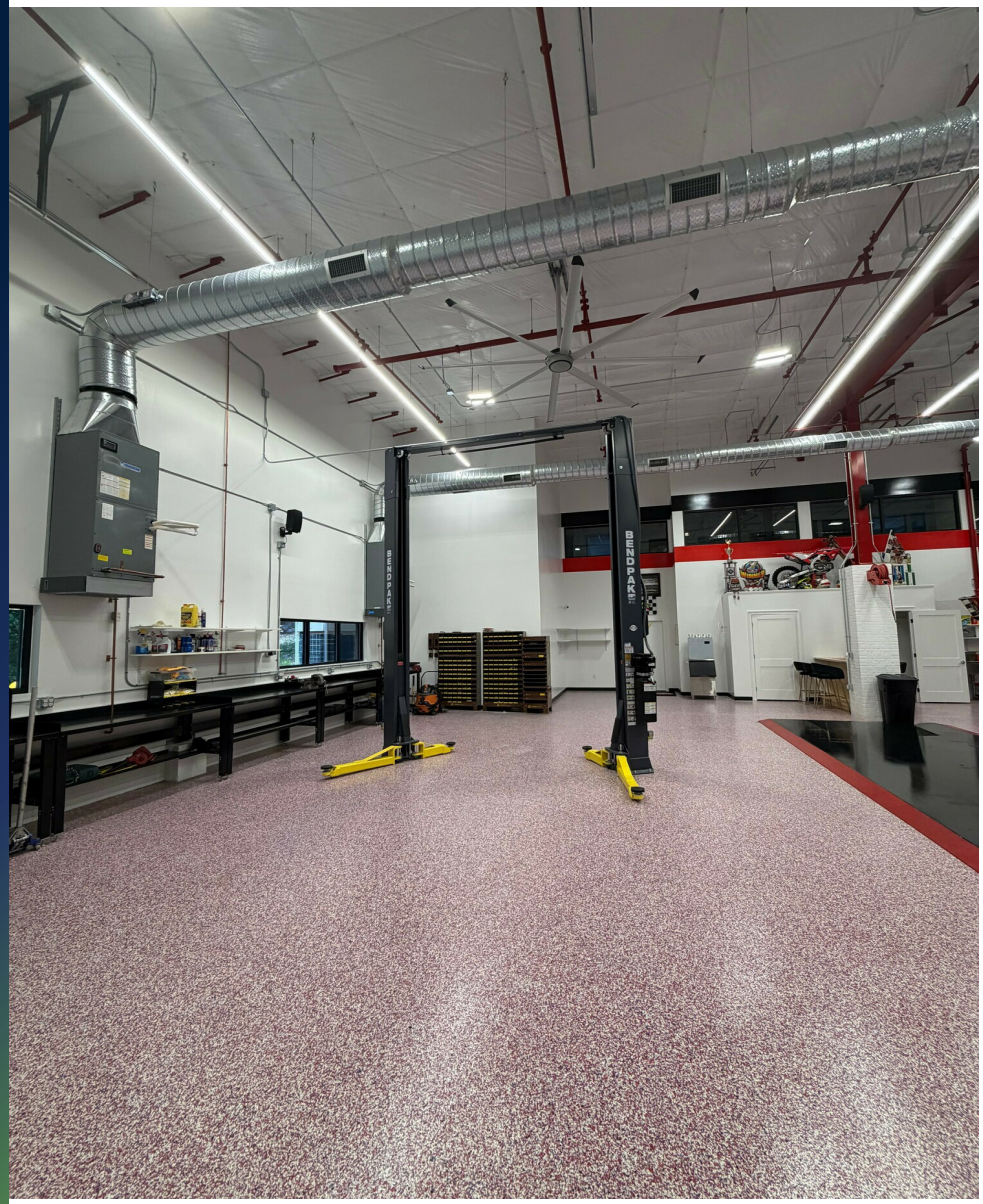

ADVANCED INFRASTRUCTURE

The shop is equipped with 10 tons of heating, cooling, and dehumidification, supported by CO_2 detection, while the office area features an additional 10 tons of dedicated HVAC for year-round comfort.

Two 14-ft Big Ass Fans, LED lighting, and motion-activated fixtures ensure optimal efficiency throughout the space.

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Additional Features & Turnkey Opportunity

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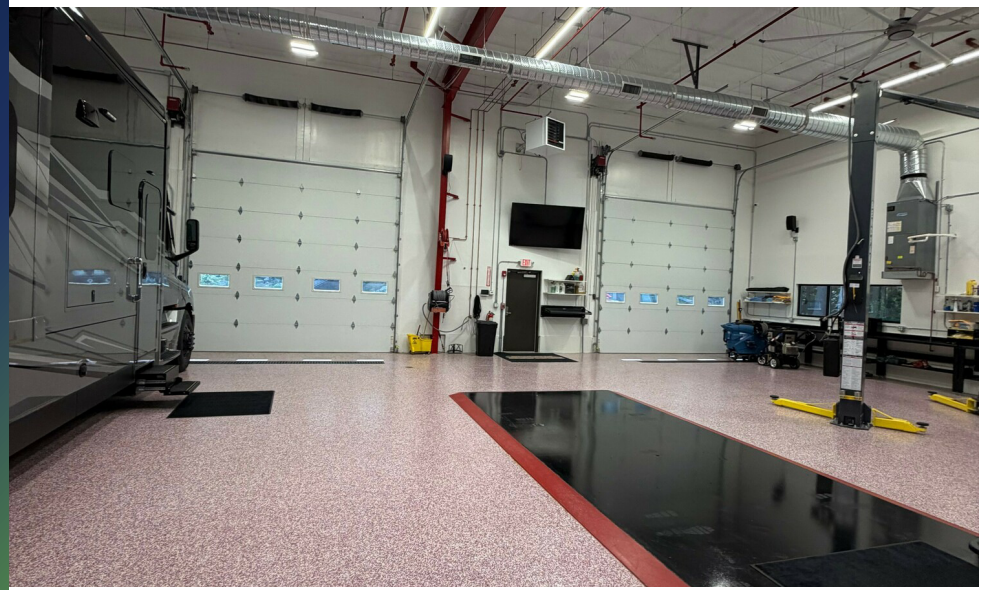
- Air compressor with air lines distributed throughout the shop
- Full Sonos surround sound in both shop and office areas
- Two electrified 14' × 14' drive-in doors
- Insulated block demising wall
- One-way privacy glass windows

The seller is including the office furniture, security cameras and alarm system, and a 75" shop television, offering a true turnkey environment. A Conex storage container is also included for additional on-site storage.

The combined condo fee for both units is $900 per month.





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Floor Plan - 1st Floor

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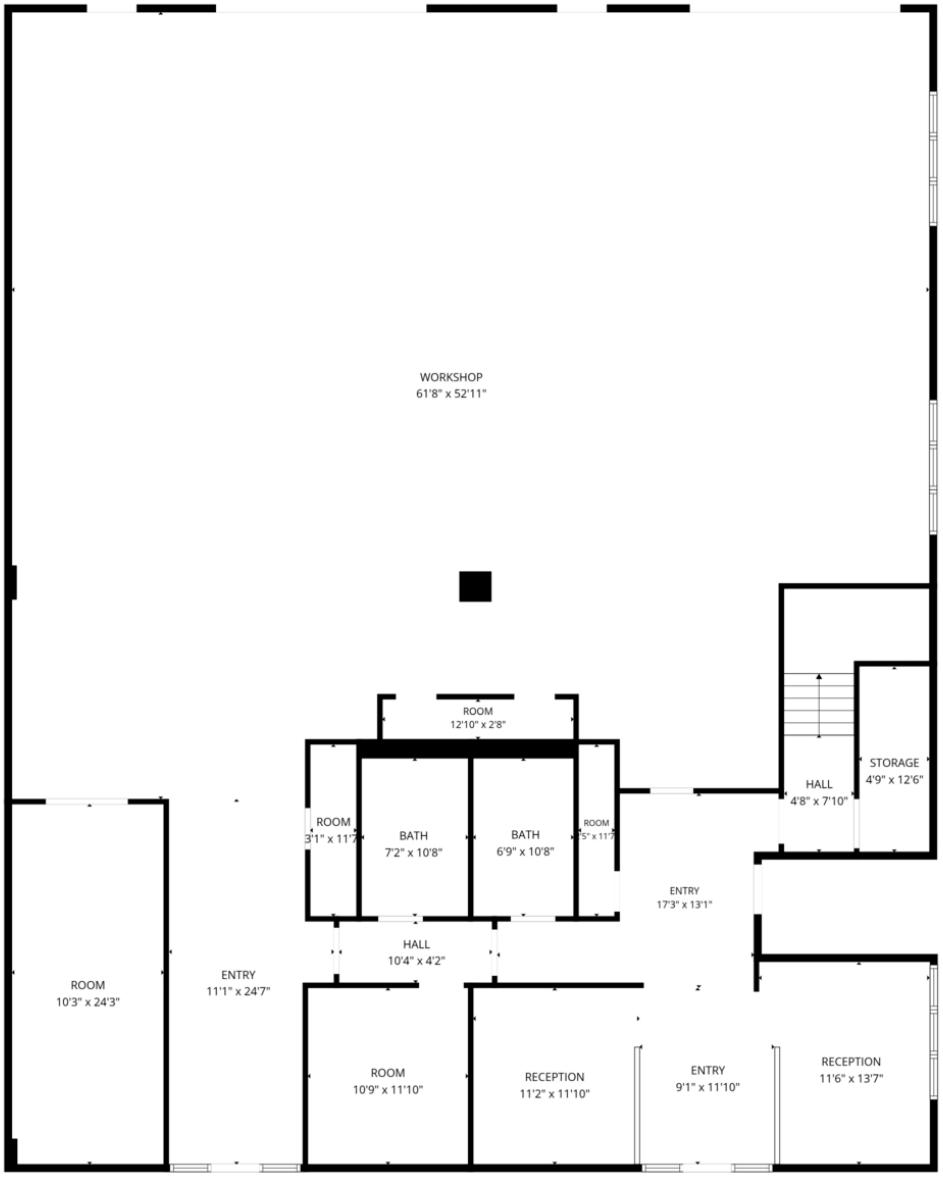

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Floor Plan - 2nd Floor

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