



69 NECK RD

WESTFIELD, MA

FOR LEASE | 26,815 SF FREE-STANDING INDUSTRIAL BUILDING ON 5 ACRES

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Total parcel has 42 acres which can be leased separately
- Flexible floor plan - multiple high bay sections
- Recently upgraded lighting, dry sprinklers, and new office HVAC
- On-site 1,000 gallon diesel tank

PROPERTY SPECIFICATIONS

Building Size:	26,815 SF
Available SF:	26,815 SF
Office Space:	1,400 SF
Lot Size:	5 Acres
Drive-In:	Seven Total: 12' x 23' 14' x 18' 15' x 18'
Ceiling Height:	15'2" - 42'2"
Indoor Cranes	1 (One) 15-Ton 1 (One) 25-Ton
Construction	Reinforced Concrete

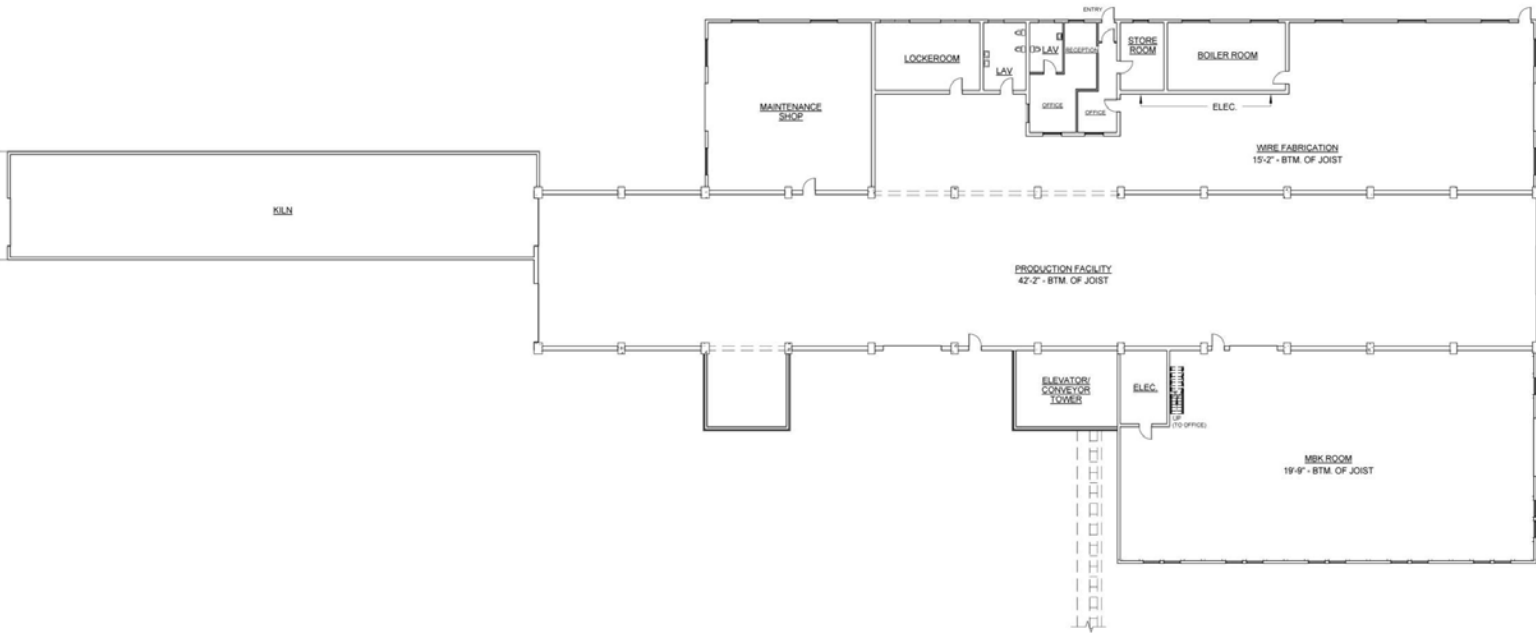
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,870	14,091	29,452
Total Population	6,413	33,565	72,552
Average HH Income	\$67,314	\$88,101	\$91,093

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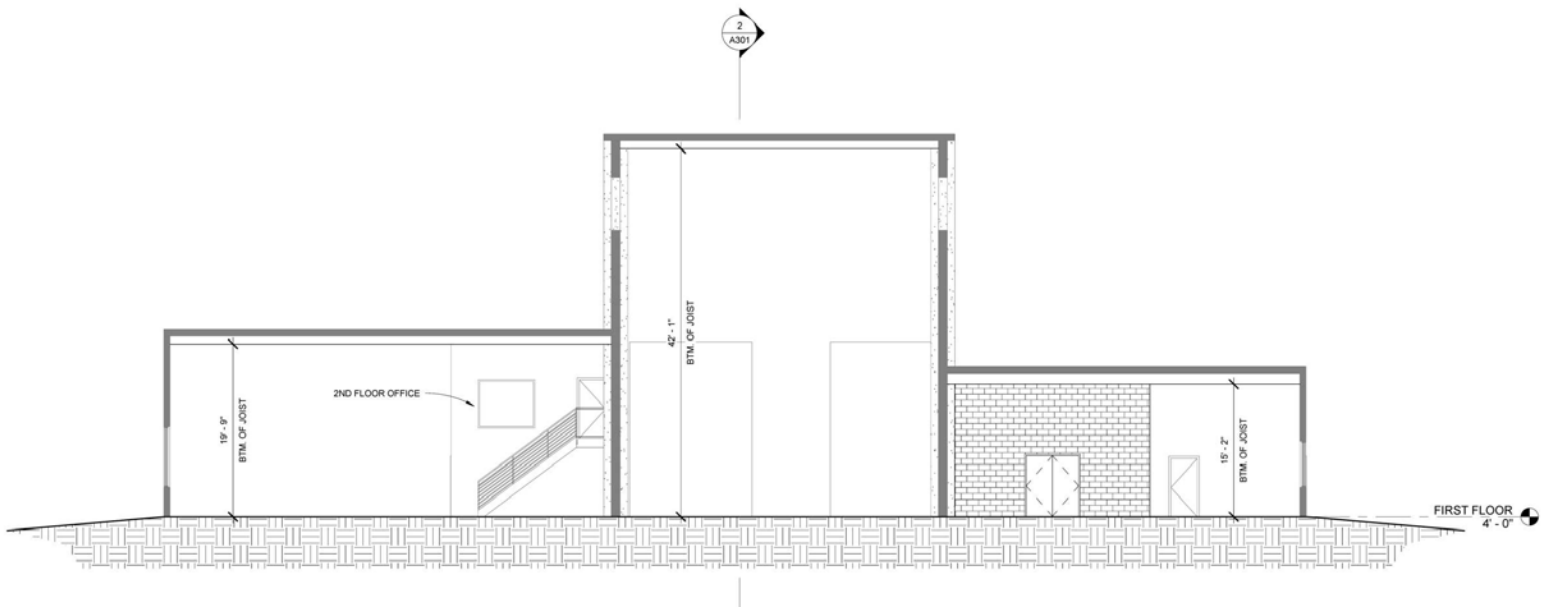
Sprinkler:	Dry System
Utilities:	Gas - Natural Heating - Gas Light - Flourescent Sewer - City Water - City
Parking:	1,600a / 440v / 3p Heavy
Zoning:	250 Spaces
Taxes:	Industrial Use Code: 4000
Lease Rate:	\$0.88/SF (2022)
	\$4.50/SF NNN

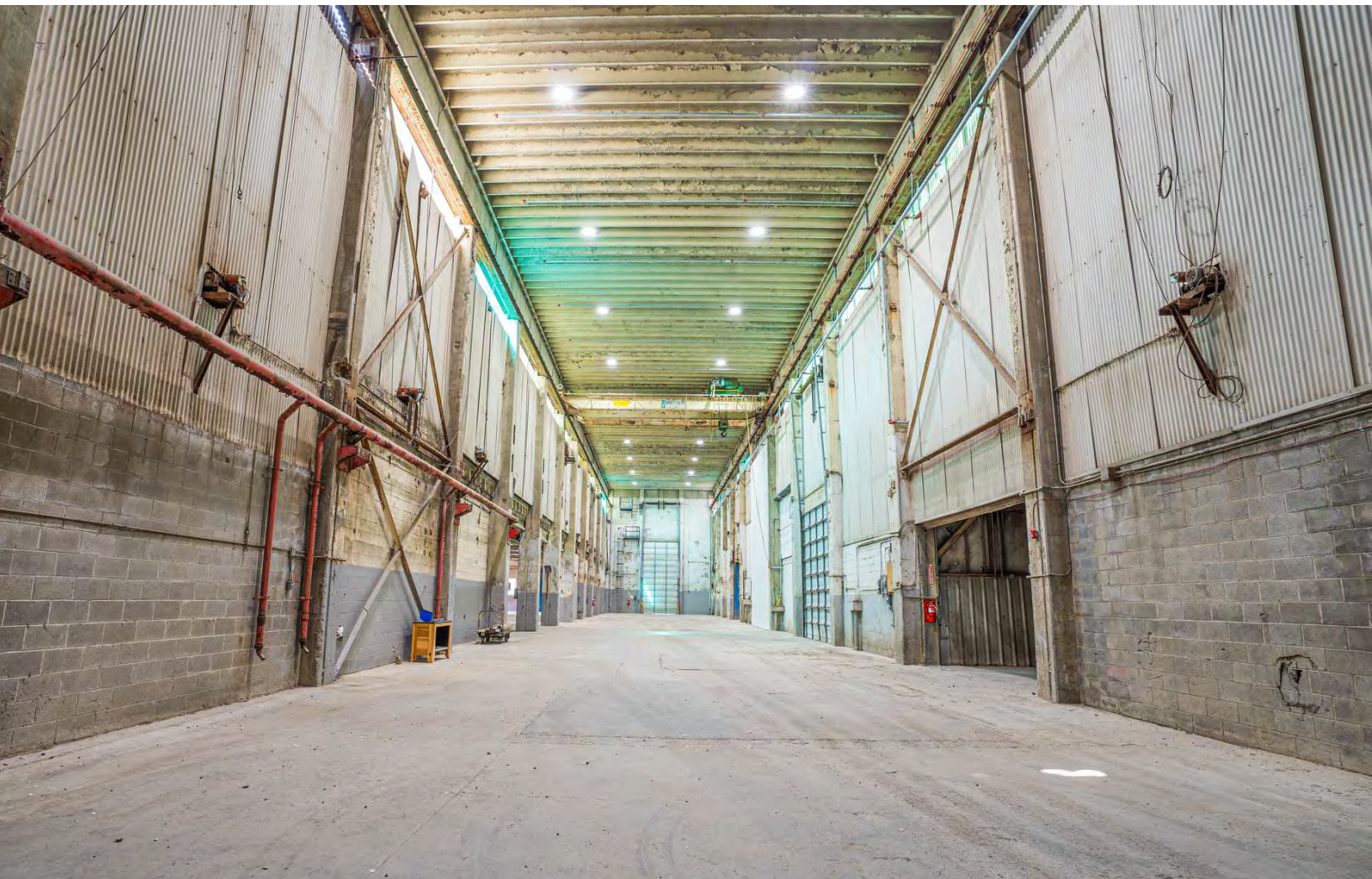
SITE PLANS

PARKING



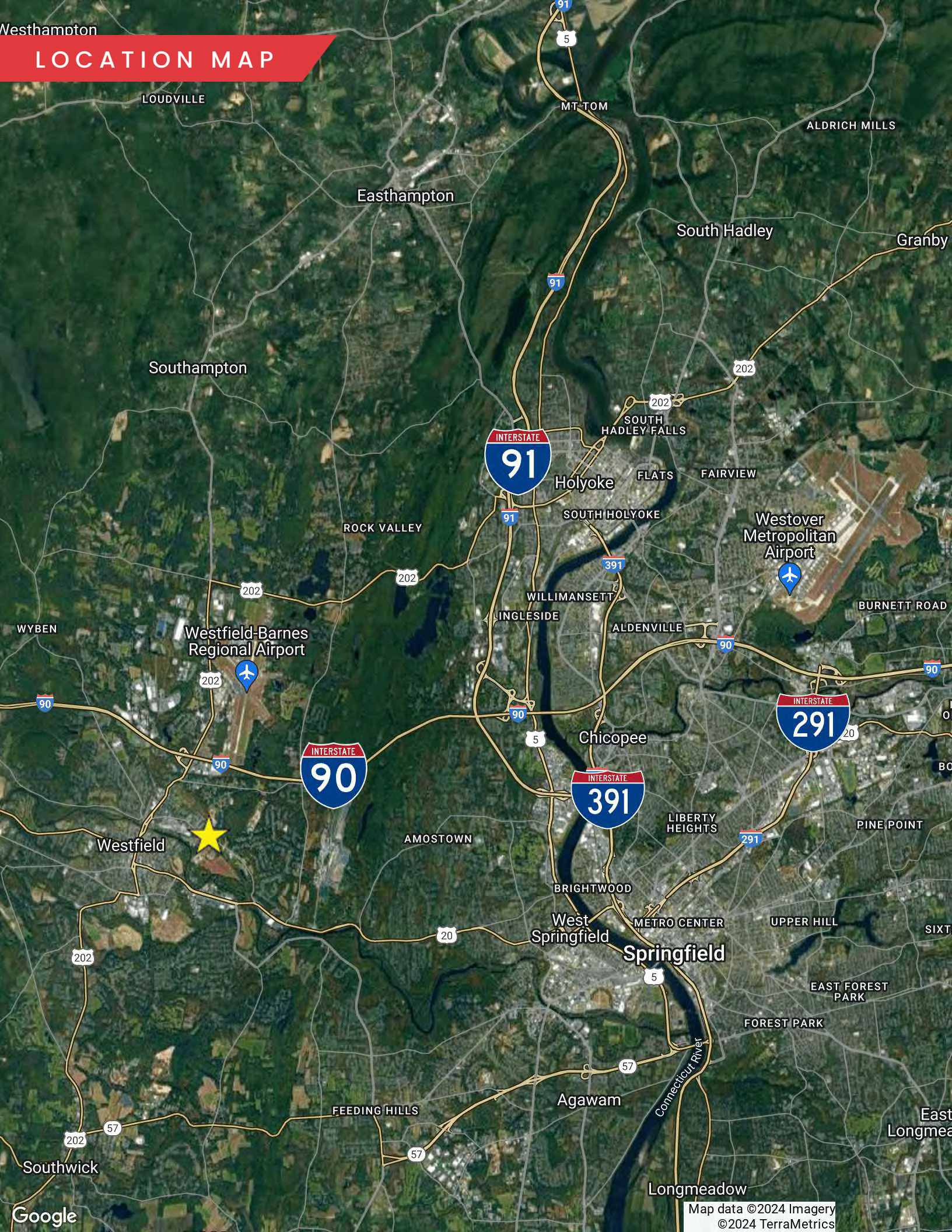
SITE PLANS







LOCATION MAP



LOUDVILLE

MT TOM

ALDRICH MILLS

Easthampton

South Hadley

Granby

Southampton



Holyoke

FLATS

FAIRVIEW

ROCK VALLEY

SOUTH HOLYOKE

Westover
Metropolitan
Airport



Westfield-Barnes
Regional Airport



WILLIMANSETT

INGLESIDE

ALDENVILLE

BURNETT ROAD

WYBEN



Chicopee



Westfield



AMOSTOWN



LIBERTY HEIGHTS

PINE POINT

BRIGHTWOOD

West Springfield

Springfield

UPPER HILL

EAST FOREST PARK

FOREST PARK

FEEDING HILLS

Agawam

Longmeadow

East Longmeadow

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