



77 SERVISTAR INDUSTRIAL WAY

WESTFIELD, MA

FOR SALE OR LEASE | **30,780 SF INDUSTRIAL WAREHOUSE**

- All utilities
- 3,200 Total Amps
- 23' Clear Height
- Located 2.5 Miles from MA Pike in Established Industrial Park



PROPERTY SUMMARY



PROPERTY DESCRIPTION

30,780 SF Industrial Warehouse for Sale or Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,121	21,146	133,519
Total Population	17,410	53,572	310,313
Average HH Income	\$83,661	\$90,056	\$68,141

PROPERTY

Building Size:	30,780 SF
Available Space:	30,780 SF
Expansion:	The building can be expanded
Lot Size:	6.26 AC
Clear Height:	23'
Loading:	Two (2) Tailboard Docks and two (2) Drive-in Doors
Power:	Switch Gears #1 & #2: 1,200 Amps, 600-volt, 3 phase 4-wire AC 2,000 Amp, 480/277 volt, 3 phase, 4-wire AC

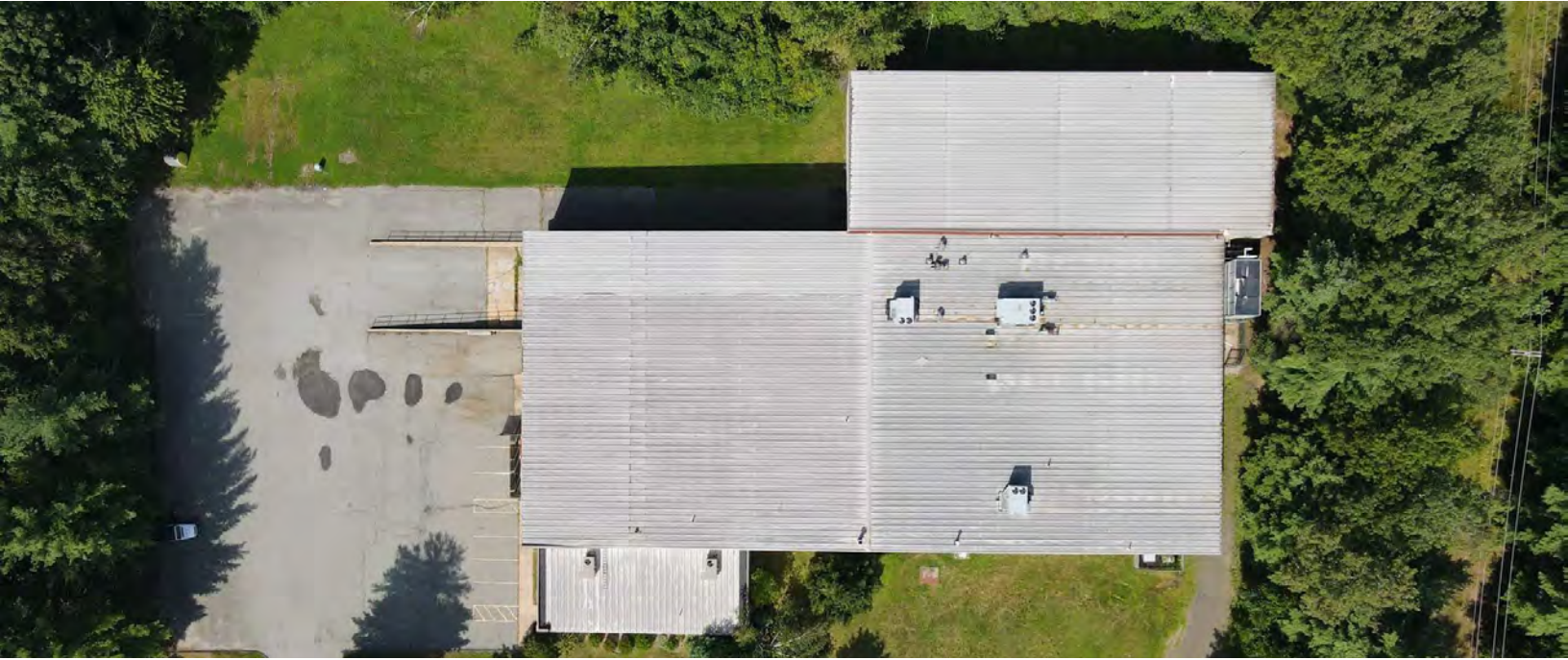
OFFERING SUMMARY

Zoning:	Industrial
Construction:	Block/Metal/Steel
Flooring:	Concrete
Topography:	Flat
Water/Sewer:	City
Gas/Electric	Westfield Gas & Electric
Heat:	Gas Fired
Internet/Telephone:	Comcast
Distance to MA Pike:	2.5 Miles
Lease Rate:	MARKET
Sale Price:	\$2,975,000

CORPORATE NEIGHBORS

FW Webb Company
Packaging Corporation of America
James Hardie Building Products
A. Duie Pyle
Lowe's Flatbed Distribution Center
Home Depot Distribution Center

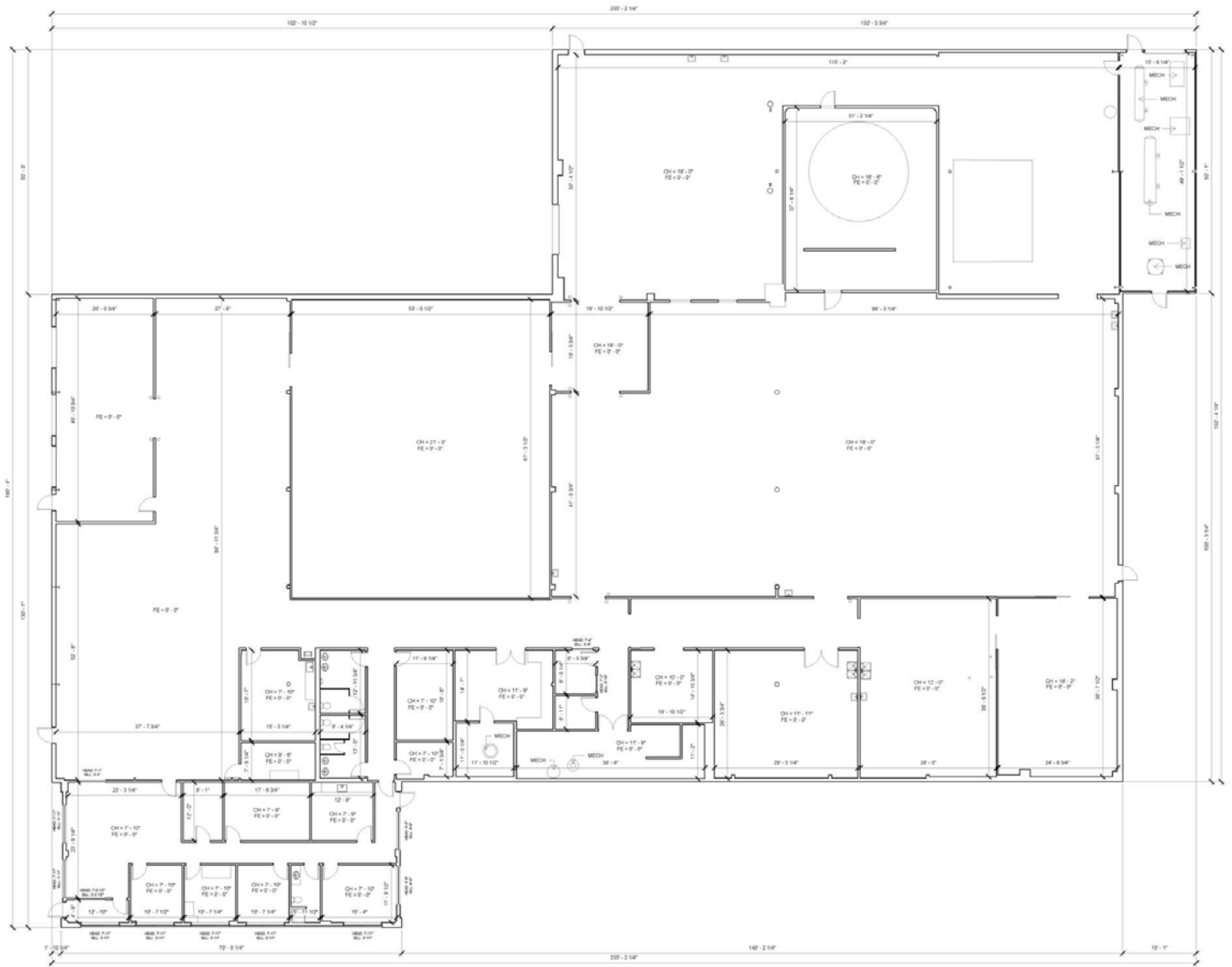
EXTERIOR



INTERIOR

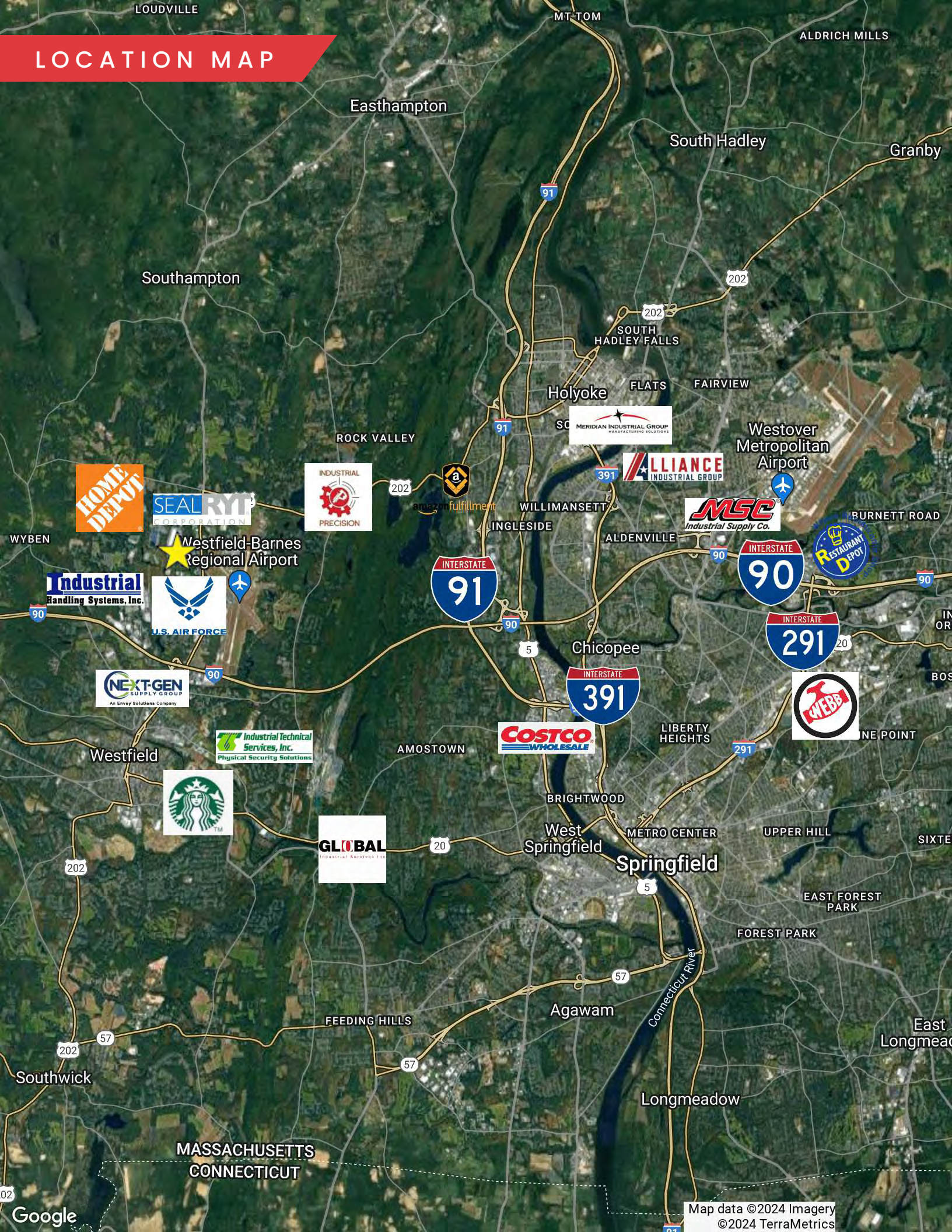


FLOOR PLAN



Draw Area Schedule	
Level	Area
First Floor	30780 SF
Total	30780 SF

LOCATION MAP



LOUDVILLE

MT-TOM

ALDRICH MILLS

Easthampton

South Hadley

Granby

Southampton

SOUTH HADLEY FALLS

Holyoke

FLATS

FAIRVIEW

ROCK VALLEY

Westover Metropolitan Airport



WYBEN

Westfield-Barnes Regional Airport



WILLIMANSETT

LINGLESIDE

ALDENVILLE

Chicopee



LIBERTY HEIGHTS

Westfield

AMOSTOWN

BRIGHTWOOD

West Springfield

METRO CENTER

UPPER HILL



Springfield

EAST FOREST PARK

FOREST PARK

FEEDING HILLS

Agawam

Longmeadow

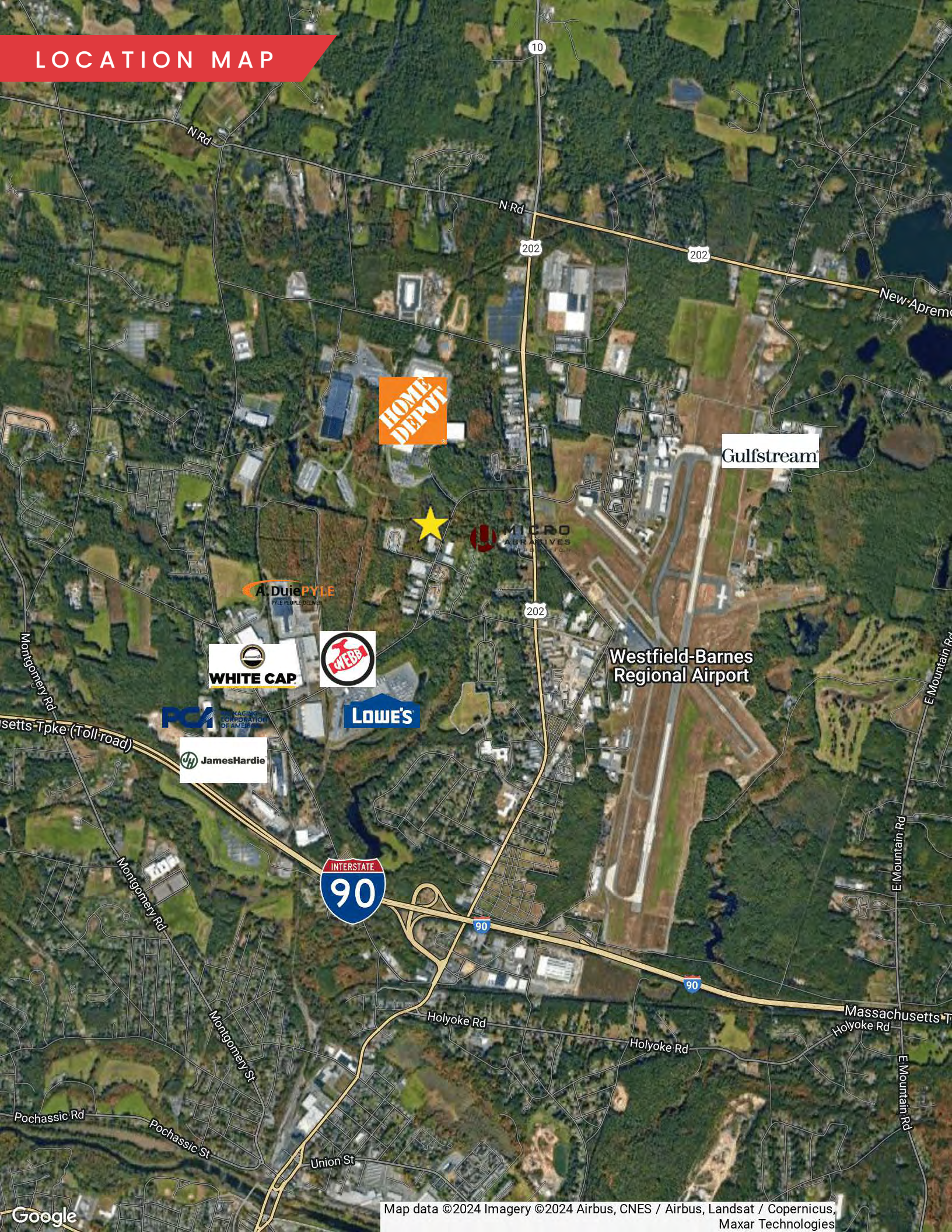
Southwick

MASSACHUSETTS
CONNECTICUT

Google

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LOCATION MAP



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**THE
STUBBLEBINE
COMPANY**

CORFAC INTERNATIONAL