



# 22 PROGRESS AVENUE

WESTFIELD, MA

FOR LEASE | 50,000 SF WAREHOUSE ON 10.51 AC

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity in Westfield's industrial hub. This expansive property boasts a substantial 100,000 SF building on a generous 10.51-acre lot. With an impressive array of features including 20 loading docks, a drive-in door, and a clear height of 33', this steel construction facility is designed to accommodate diverse industrial needs.

Benefit from ample power supply (800a/600v 3p Heavy), efficient wet sprinkler system, city sewer/water utilities, and cost-effective gas heating. Plus, with 40 parking spaces available, accessibility and convenience are assured for staff and visitors alike.

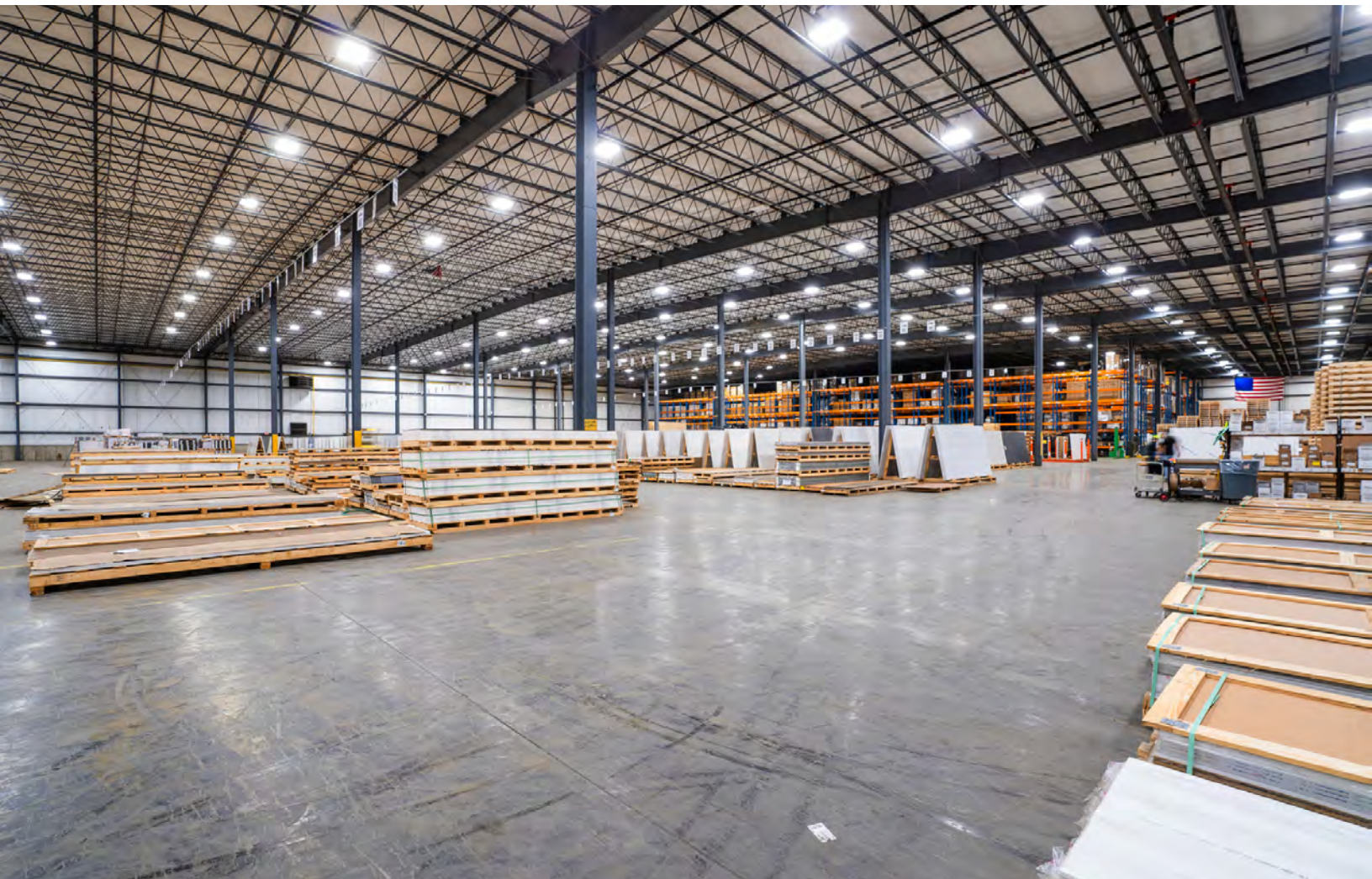
Position your business for success in this thriving industrial area. Contact us today to seize this unparalleled leasing opportunity.

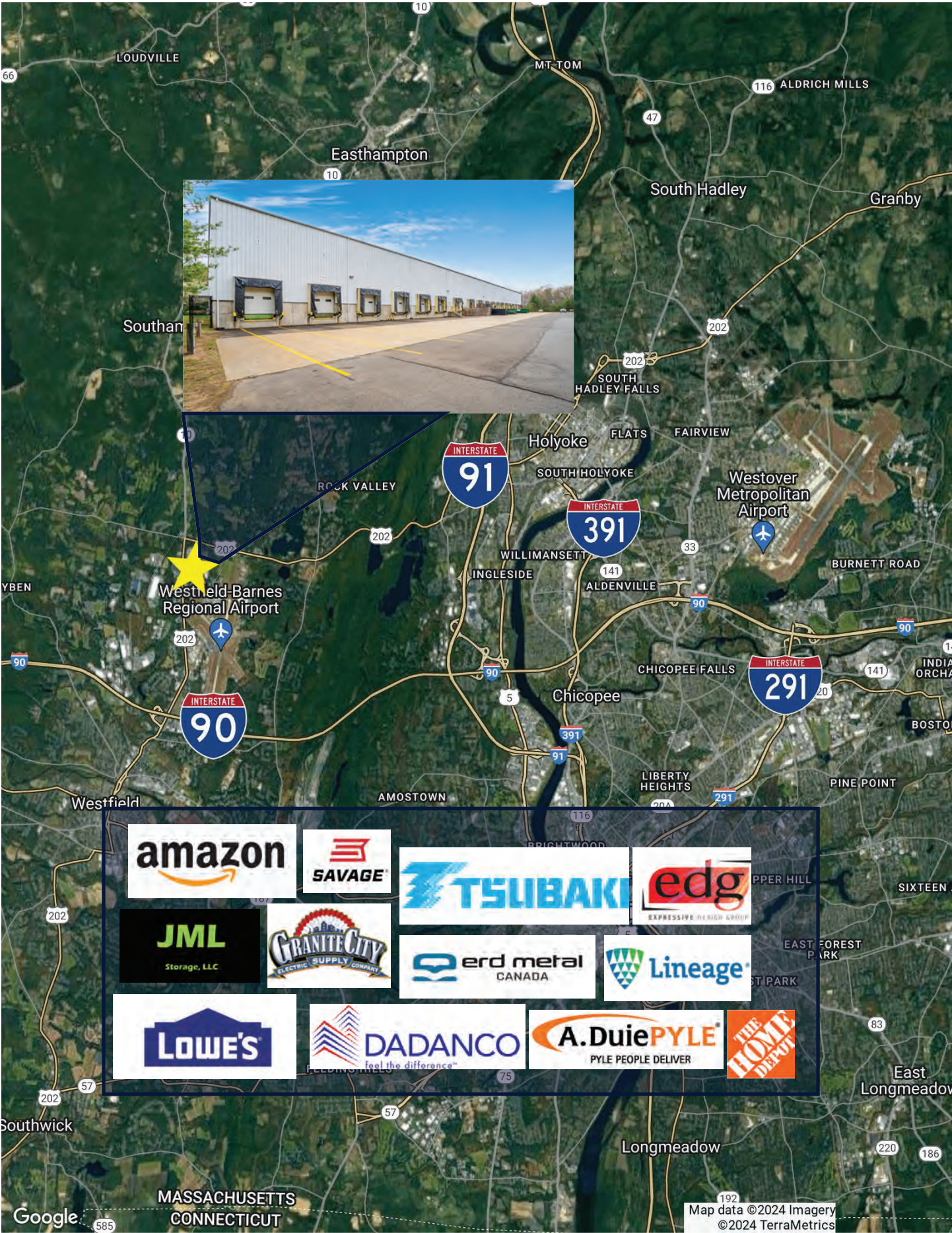
## PROPERTY SPECIFICATIONS

Building Size:	50,000 SF
Lot Size:	10.51 Acres
Loading Docks:	Twenty (20)
Drive-In Doors	One (1)
Clear Height:	33'
Columns:	40'w x 50'd
Construction:	Steel
Power:	800a/600v 3p Heavy
Sprinklers:	Wet System
Sewer/Water:	City
Heating:	Gas
Parking:	40 Spaces
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,677	23,315	131,633
Total Population	14,130	58,172	323,019
Average HH Income	\$117,349	\$107,821	\$88,447








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