



# 22 PROGRESS AVENUE

WESTFIELD, MA

50,000 SF FOR LEASE | 100,000 SF WAREHOUSE ON 10.51 AC

- 33' Clear Height
- 20 Tailboard Docks



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



# 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

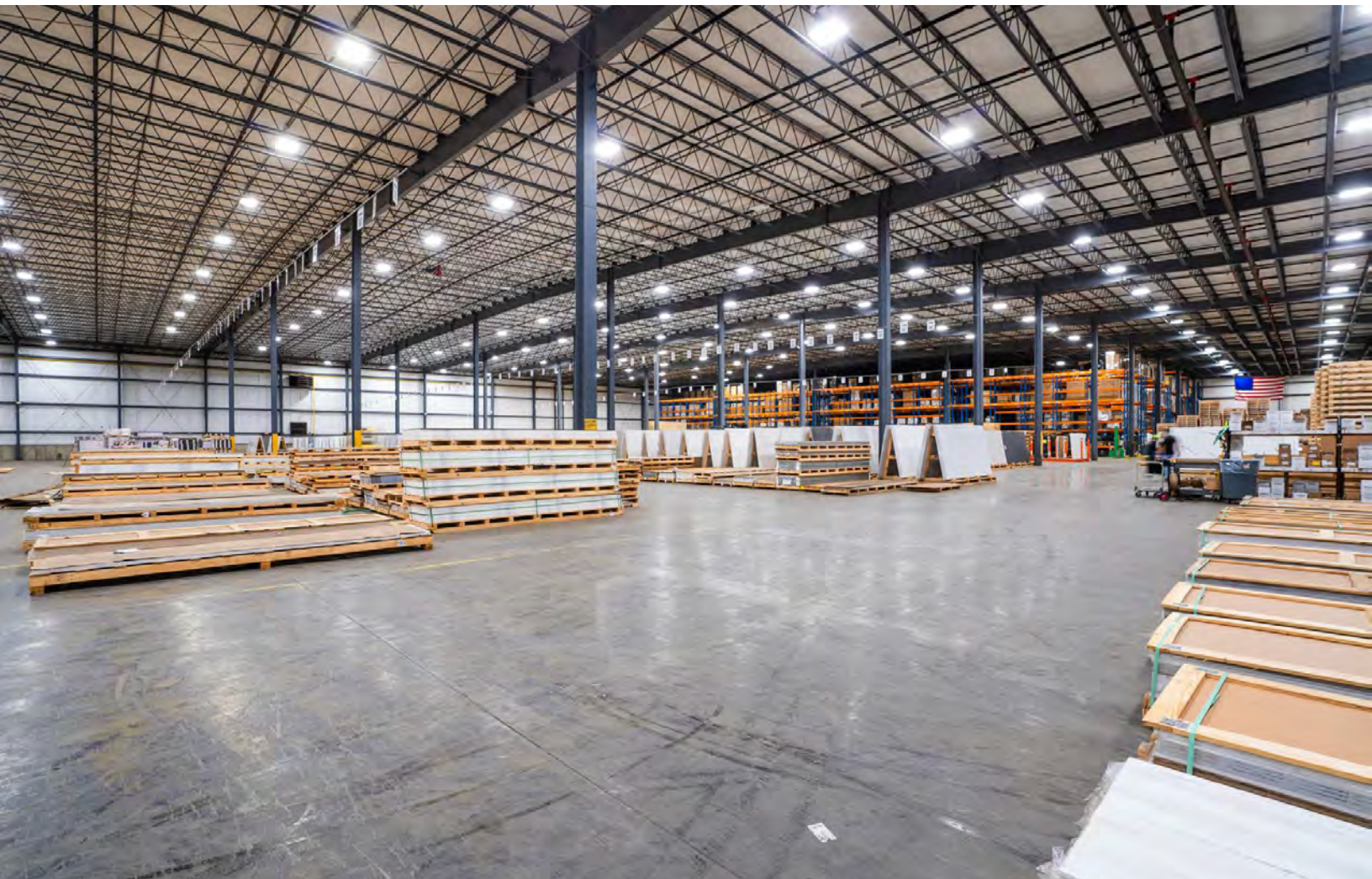
Building Size:	50,000 SF
Lot Size:	10.51 Acres
Loading Docks:	Twenty (20)
Drive-In Doors	One (1)
Clear Height:	33'
Columns:	40'w x 50'd
Construction:	Steel
Power:	800a/600v 3p Heavy
Sprinklers:	Wet System
Sewer/Water:	City
Heating:	Gas
Parking:	40 Spaces
Lease Rate:	Market

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

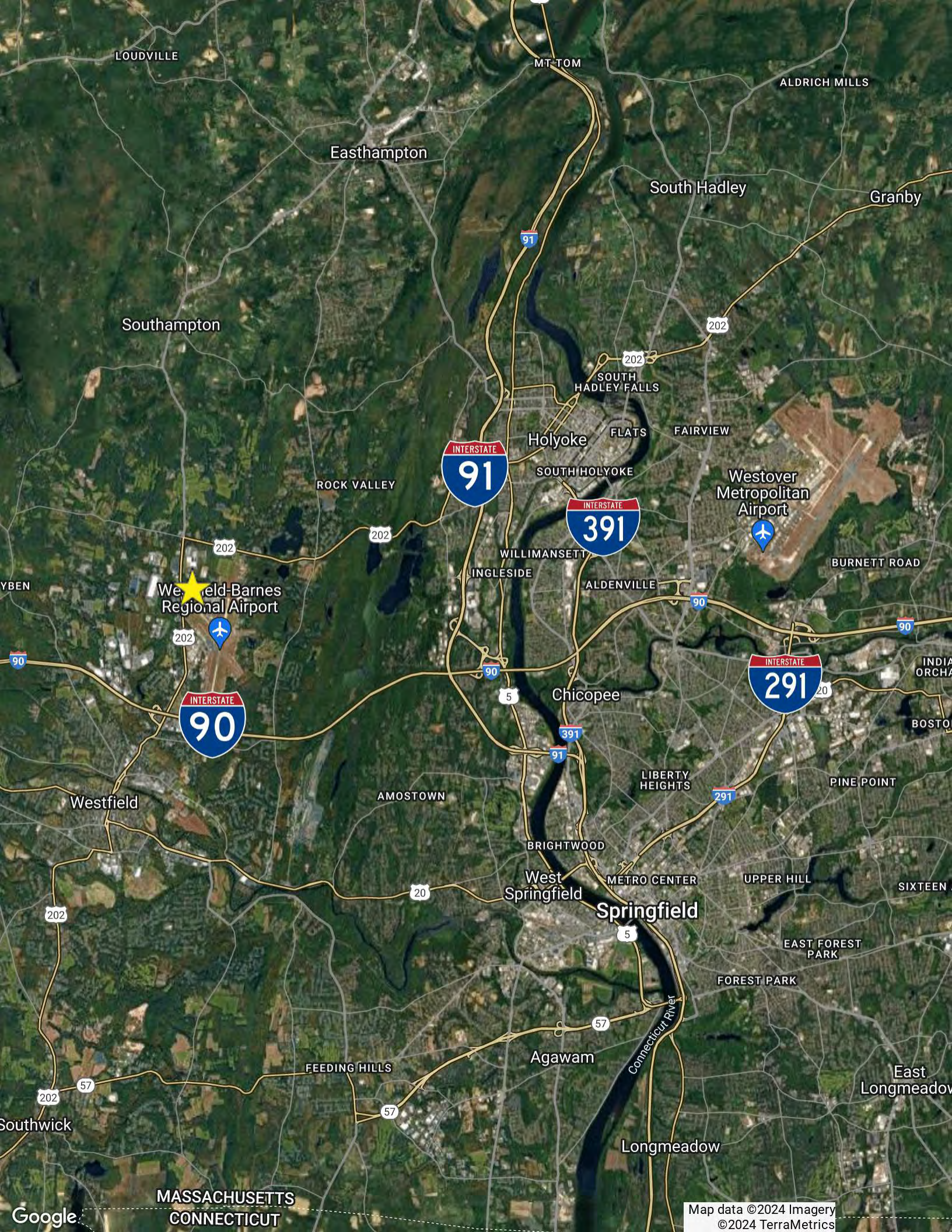












LOUDVILLE

MT TOM

ALDRICH MILLS

Easthampton

South Hadley

Granby

Southampton

202

91

202

SOUTH HADLEY FALLS

Holyoke

FLATS

FAIRVIEW

INTERSTATE  
91

SOUTH HOLYOKE

INTERSTATE  
391

Westover  
Metropolitan  
Airport

ROCK VALLEY

202

WILLIMANSETT

BURNETT ROAD

YBEN

Westfield-Barnes  
Regional Airport

202

INGLESIDE

ALDENVILLE

90

90

INTERSTATE  
90

5

Chicopee

INTERSTATE  
291

INDIA ORCHA

BOSTON

Westfield

AMOSTOWN

LIBERTY HEIGHTS

PINE POINT

202

20

West  
Springfield

METRO CENTER

UPPER HILL

SIXTEEN

Springfield

5

EAST FOREST PARK

FOREST PARK

FEEDING HILLS

Agawam

Connecticut River

East  
Longmeadow

Southwick

202

57

57

57

Longmeadow

MASSACHUSETTS  
CONNECTICUT

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Google



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