



# 22 PROGRESS AVENUE

WESTFIELD, MA

FOR LEASE | 100,000 SF WAREHOUSE ON 10.51 AC

- 33' Clear Height
- 20 Tailboard Docks



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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: | 100,000 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 |

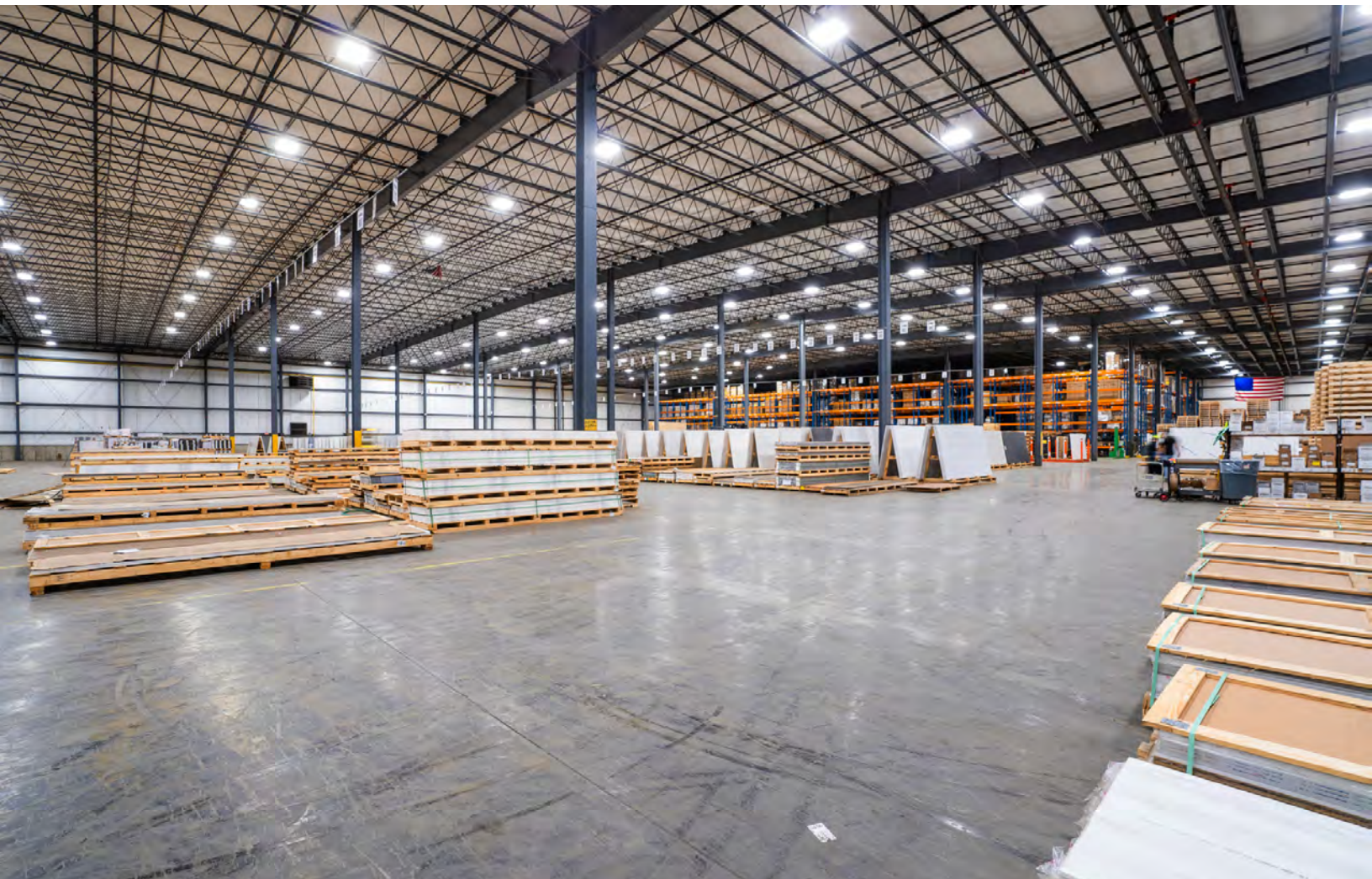


# ADDITIONAL PHOTOS



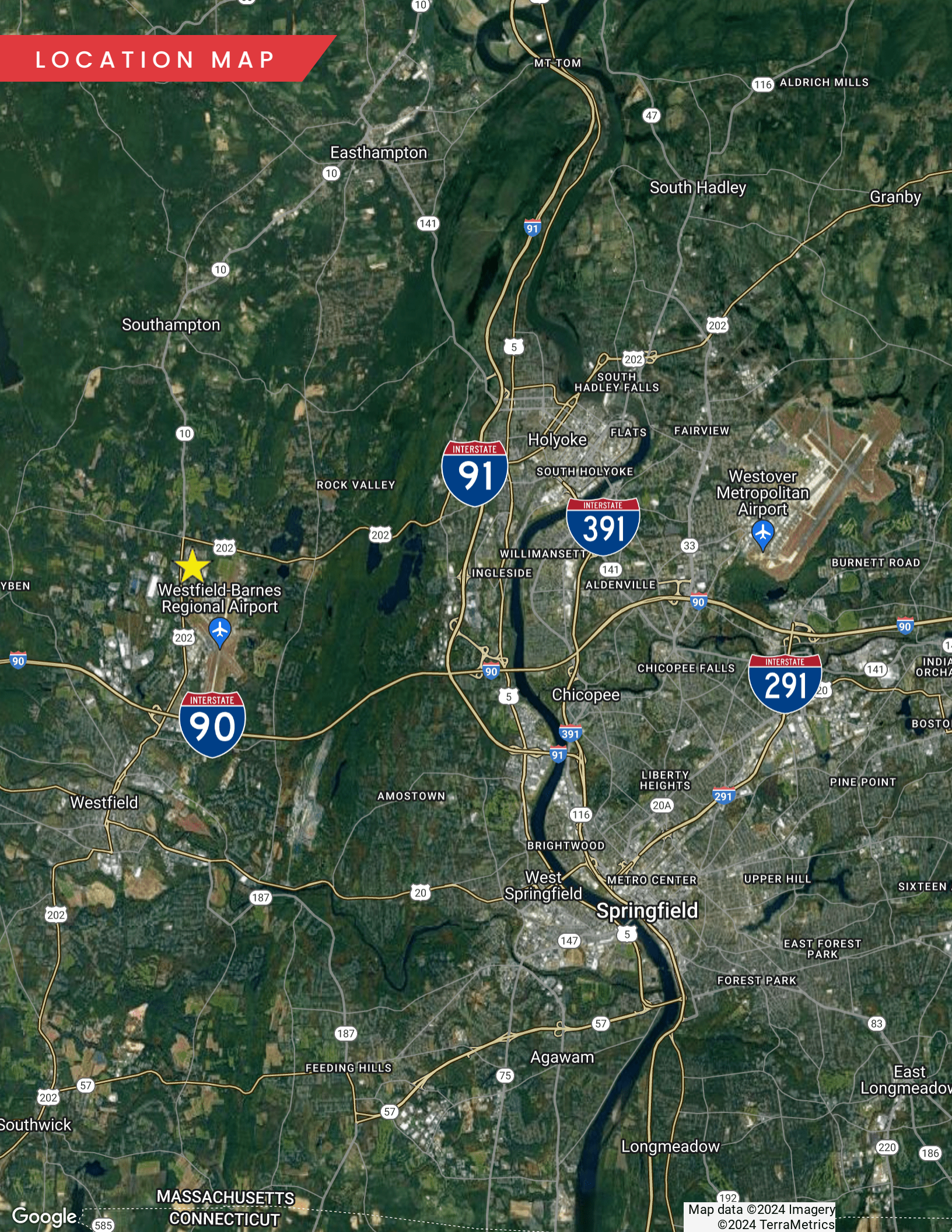


ADDITIONAL PHOTOS





# LOCATION MAP



MASSACHUSETTS  
CONNECTICUT

Map data ©2024 Imagery  
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