

PRICE REDUCED · VALUE-ADD INVESTMENT / OWNER-USER OPPORTUNITY

208 Race Street | Holyoke, Massachusetts

Historic STEAM Building • 68,000 SF Renovated Mill • 50% Leased • Holyoke Canal District

ASKING PRICE	PRICE / SF	BUILDING SIZE	OCCUPANCY	RENOVATED
\$3,950,000	\$58 / SF	68,000 SF	50% Leased	2014 / 2022

PROPERTY OVERVIEW

The STEAM Building is a landmark renovated historic mill in Holyoke's thriving Canal District — one of New England's most compelling adaptive reuse corridors. Comprehensively renovated in 2014 with additional improvements in 2022, it delivers flexible modern office space within a rich historic shell.

Currently 50% leased (26,875 SF occupied), the building provides immediate rental income at closing with significant lease-up upside on the remaining 26,875 SF — a classic value-add opportunity at just \$58/SF.

IDEAL BUYER PROFILE

- Owner-users: occupy a portion, lease the rest
- investors & developers
- Educational / STEM / workforce organizations
- Mission-driven nonprofits & institutions
- Out-of-market investors seeking New England value

FINANCIAL HIGHLIGHTS

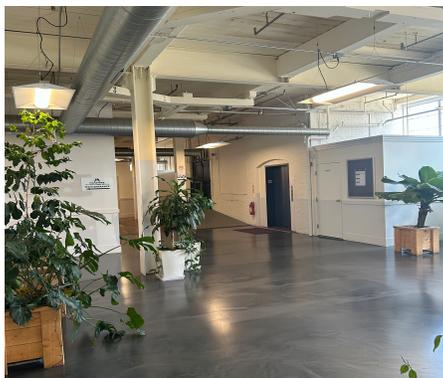
- 50% leased — rental income in place at closing
- 26,875 SF available for immediate lease-up upside
- SBA 504 available — est. ~\$18K–\$22K/mo debt service
- Owner-user monthly cost likely \leq market rent for equiv. space
- Seller motivated — price reduction signals flexibility

PROPERTY DETAILS

Address	208 Race Street
City	Holyoke, MA 01040
Building	68,000 SF total
Leased	26,875 Rentable SF (50%)
Available	26,875 Rentable SF
Zoning	IG — Industrial Gateway
Condition	Renovated 2014/2022
Parking	On-site available
Canal	Holyoke Power Canal
Historic	Mill-era structure

AVAILABLE INCENTIVES

- New Markets Tax Credits (if applicable)
- MassDevelopment financing programs
- Opportunity Zone benefits (verify eligibility)
- Holyoke Economic Development incentives



WHY THE HOLYOKE CANAL DISTRICT?

Holyoke's Canal District has experienced a genuine renaissance — arts organizations, tech incubators, co-working spaces, restaurants, and new housing are driving a vibrant mixed-use community along one of the most intact 19th-century industrial canal systems in America.

The city benefits from direct I-91 access, proximity to UMass Amherst, Springfield, and the Knowledge Corridor — New England's second-largest concentration of colleges and universities.

LOCATION HIGHLIGHTS

- Direct I-91 access — 10 min to Springfield
- Minutes to UMass Amherst & 5-College area
- Amtrak / Peter Pan bus connectivity
- Active Canal District — restaurants, arts, housing
- Lowest commercial costs in New England

FOR MORE INFORMATION



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Co-brokerage welcome

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