



# 77 SERVISTAR INDUSTRIAL WAY

## WESTFIELD, MA

FOR SALE OR LEASE | 30,780 SF INDUSTRIAL WAREHOUSE

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

EXCLUSIVE AGENT



## 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

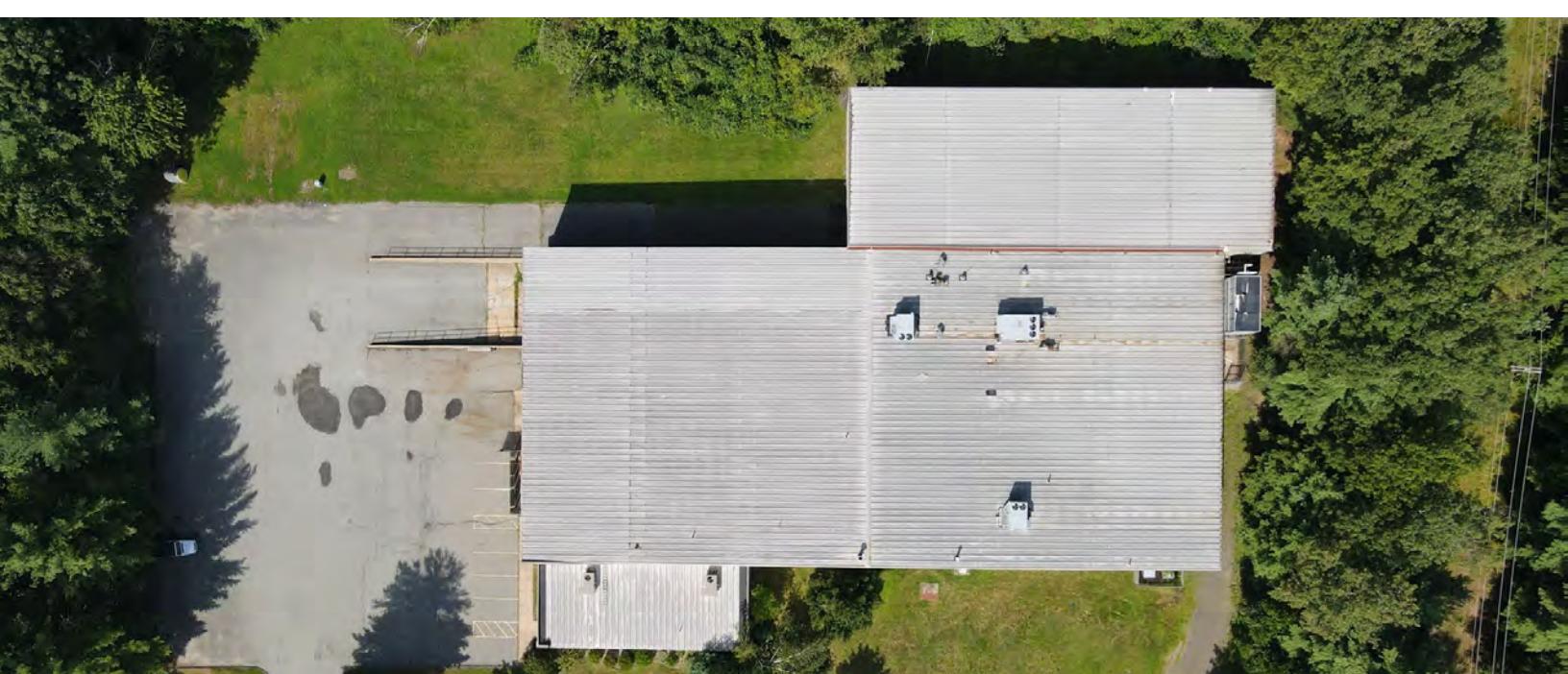
### PROPERTY

Building Size:	30,780 SF
Expansion:	The building can be expanded
Lot Size:	6.26 AC
Clear Height:	21'
Loading:	Two (2) Tailboard Docks and two (2) Drive-in Doors
	Switch Gears #1 & #2:
Power:	1,200 Amps, 600-volt, 3 phase 4-wire AC
	2,000 Amp, 480/277 volt, 3 phase, 4-wire AC

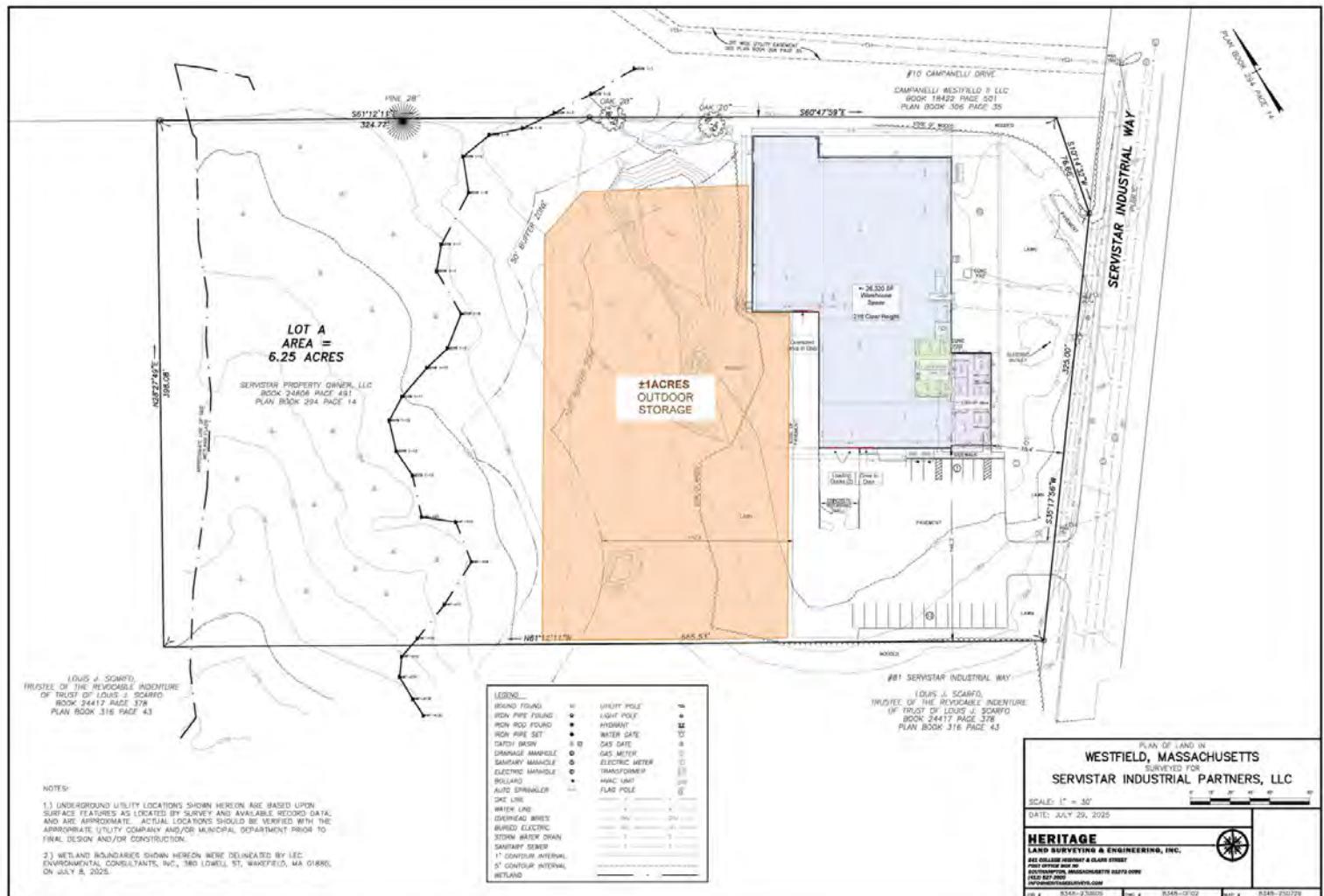
### OFFERING SUMMARY

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:	MARKET
IOS:	2 AC Total outdoor space 1 AC parking lot 1 AC additional outdoor storage

## EXTERIOR



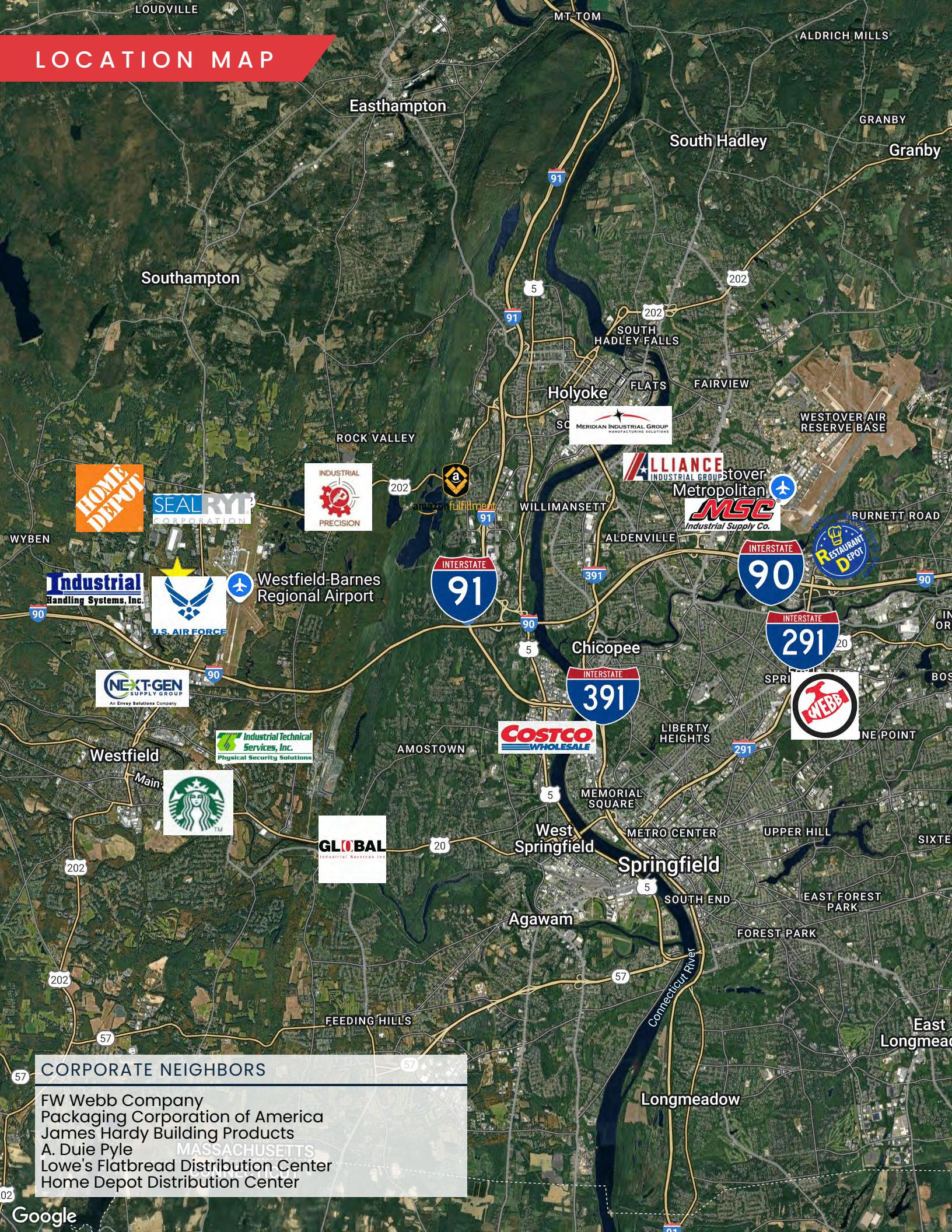
# SITE PLAN



# FLOOR PLAN



# LOCATION MAP



## CORPORATE NEIGHBORS

FW Webb Company  
Packaging Corporation of America  
James Hardy Building Products  
A. Due Pyle **MASSACHUSETTS**  
Lowe's Flatbread Distribution Center  
Home Depot Distribution Center

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EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL