



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



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

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

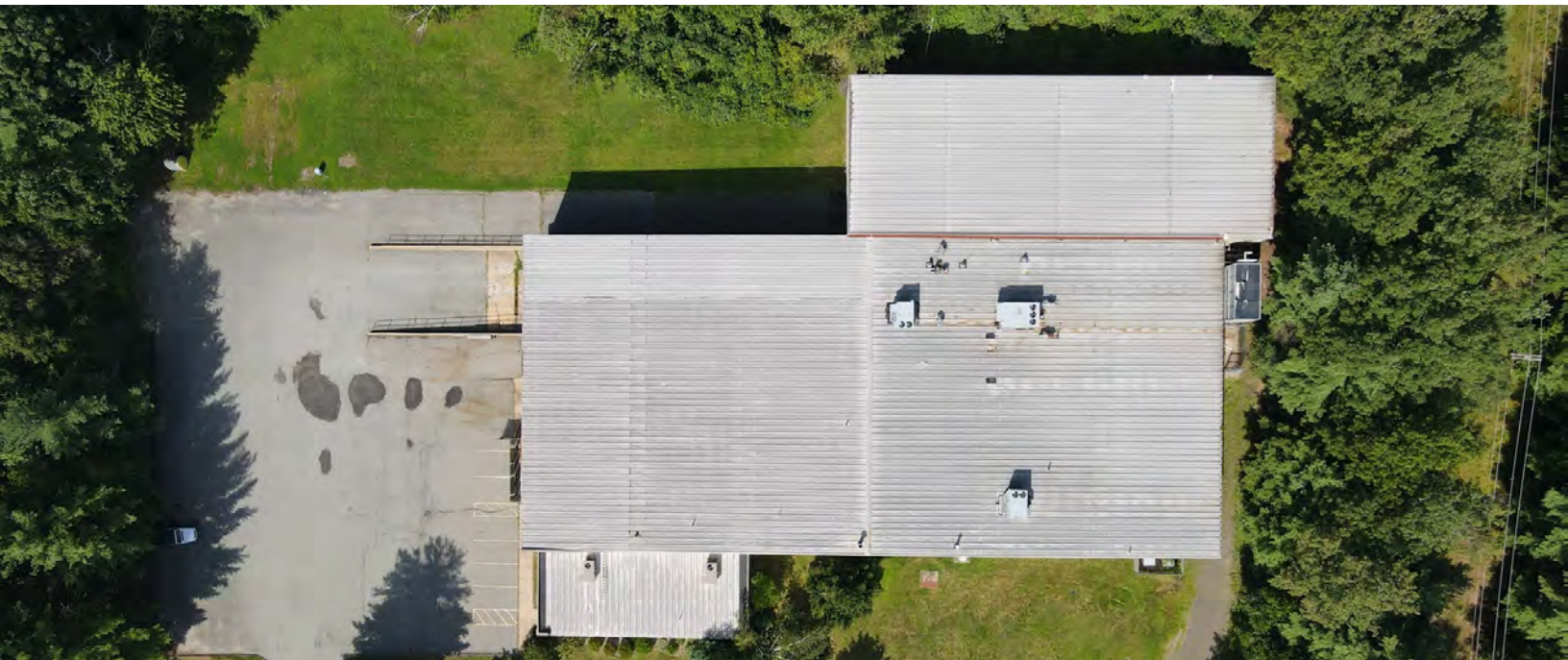
PROPERTY

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

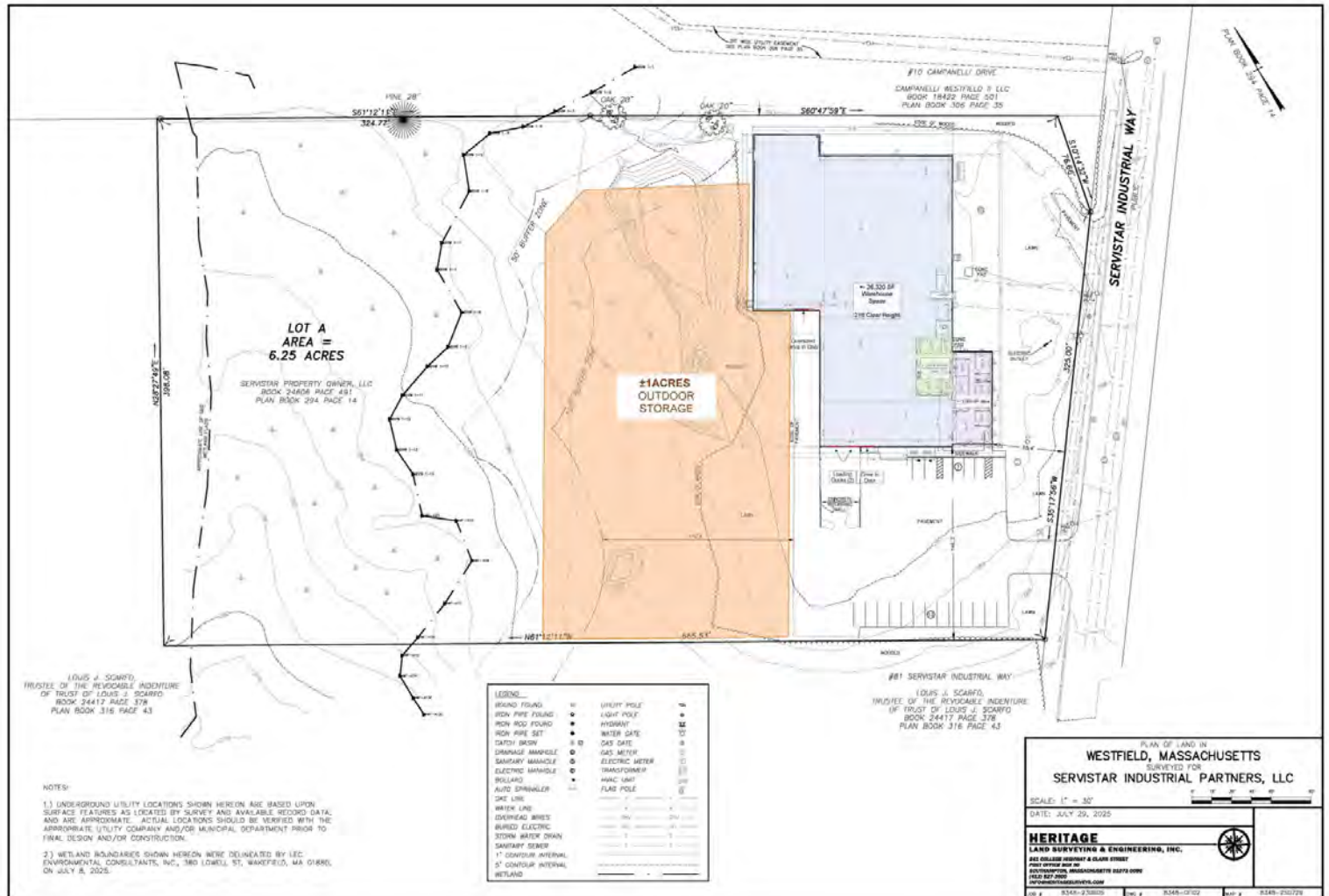
OFFERING SUMMARY

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

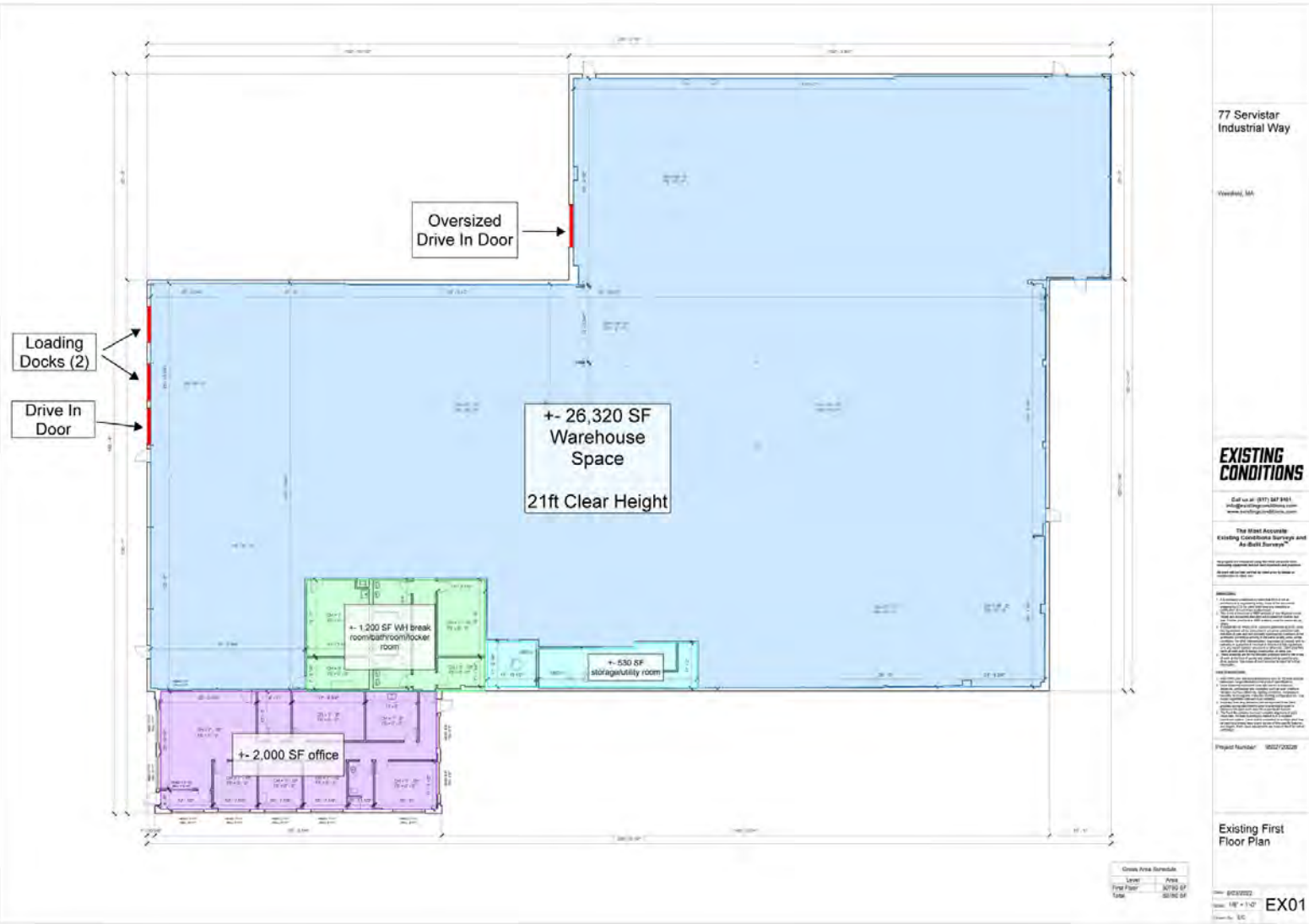
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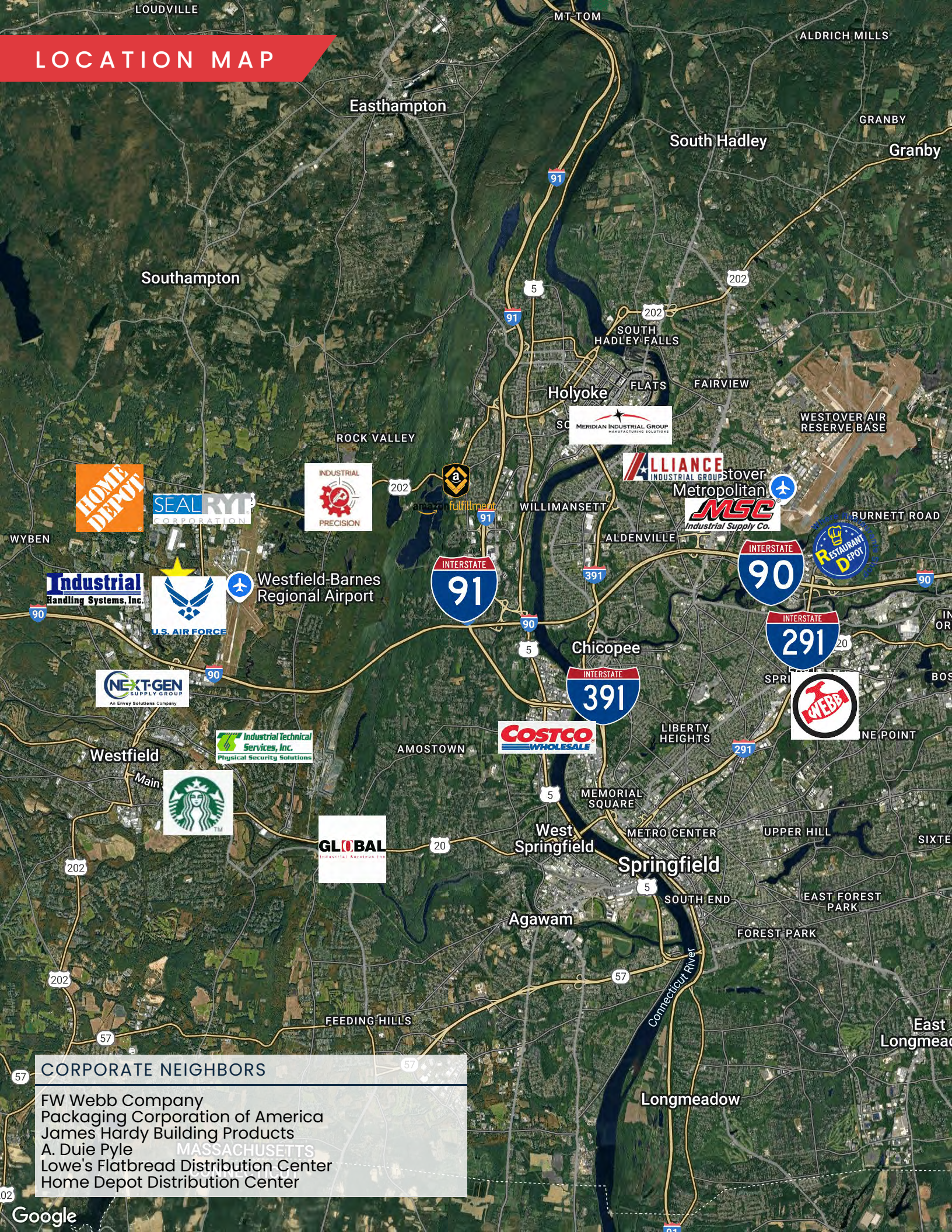
SITE PLAN



FLOOR PLAN



LOCATION MAP



CORPORATE NEIGHBORS

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

MASSACHUSETTS

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