



SR COMMERCIAL

**FOR SALE
\$650,000**

**785 PAGE BOULEVARD,
SPRINGFIELD, MA**

OFFER MEMORANDUM

251 River Street, West Springfield, MA
(413) 459-9959, srcommercialre.com

Key Features

- Year Built: 1942
- Square footage: 4,452
- Lot Size: 0.38 acres
- Zoning: I2

- 3-phase power
- 15,000 Combined AADT
- Proximity to major interstates
 - 0.1 mile from I-291
 - 2 miles from I-90
 - 4.5 miles from I-91



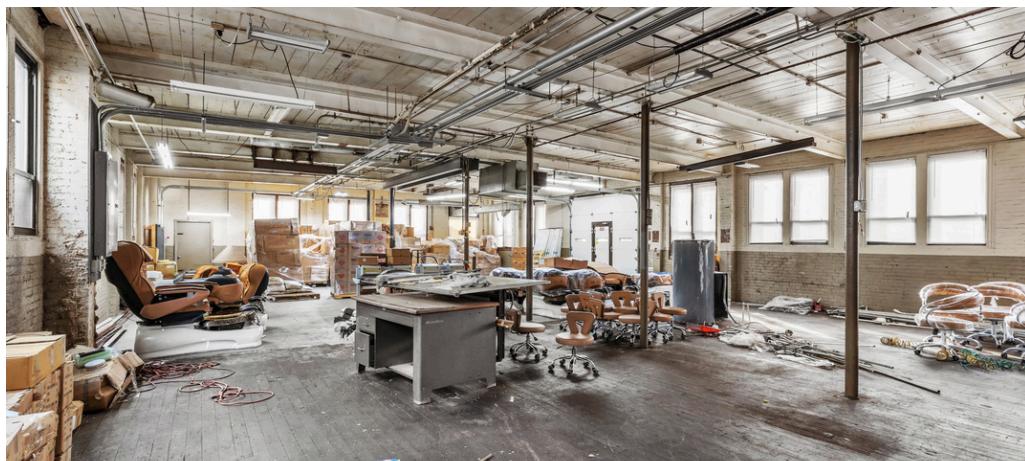
S R C O M M E R C I A L

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VACANT INDUSTRIAL
PROPERTY
STRATEGICALLY
LOCATED NEAR
MAJOR INTERSTATES



PROPERTY FEATURES



Seize this exceptional opportunity to own a versatile industrial property in the heart of Springfield. Boasting 3-phase power, 10-foot ceilings, a 9-foot drive-in door, three private offices, and a two-car garage, this facility is built to support demanding operations. With abundant parking and outdoor storage, it's primed for immediate use or future expansion. Strategically positioned near I-291, I-90, and I-91, and neighboring major quick-service brands like McDonald's and Burger King, the property enjoys unparalleled accessibility and visibility with a combined AADT of approximately 15,000.



PARCEL OUTLINE



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251 River Street, West Springfield, MA
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Thank You

Thank you for reviewing this offering memorandum.

If you would like anymore information, my contact information is below.

Sincerely,

Hayden Potorski

413-575-2037

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