

31,342 SF - 112,342 SF Available

28 Gaylord Street | South Hadley, MA



Property Overview

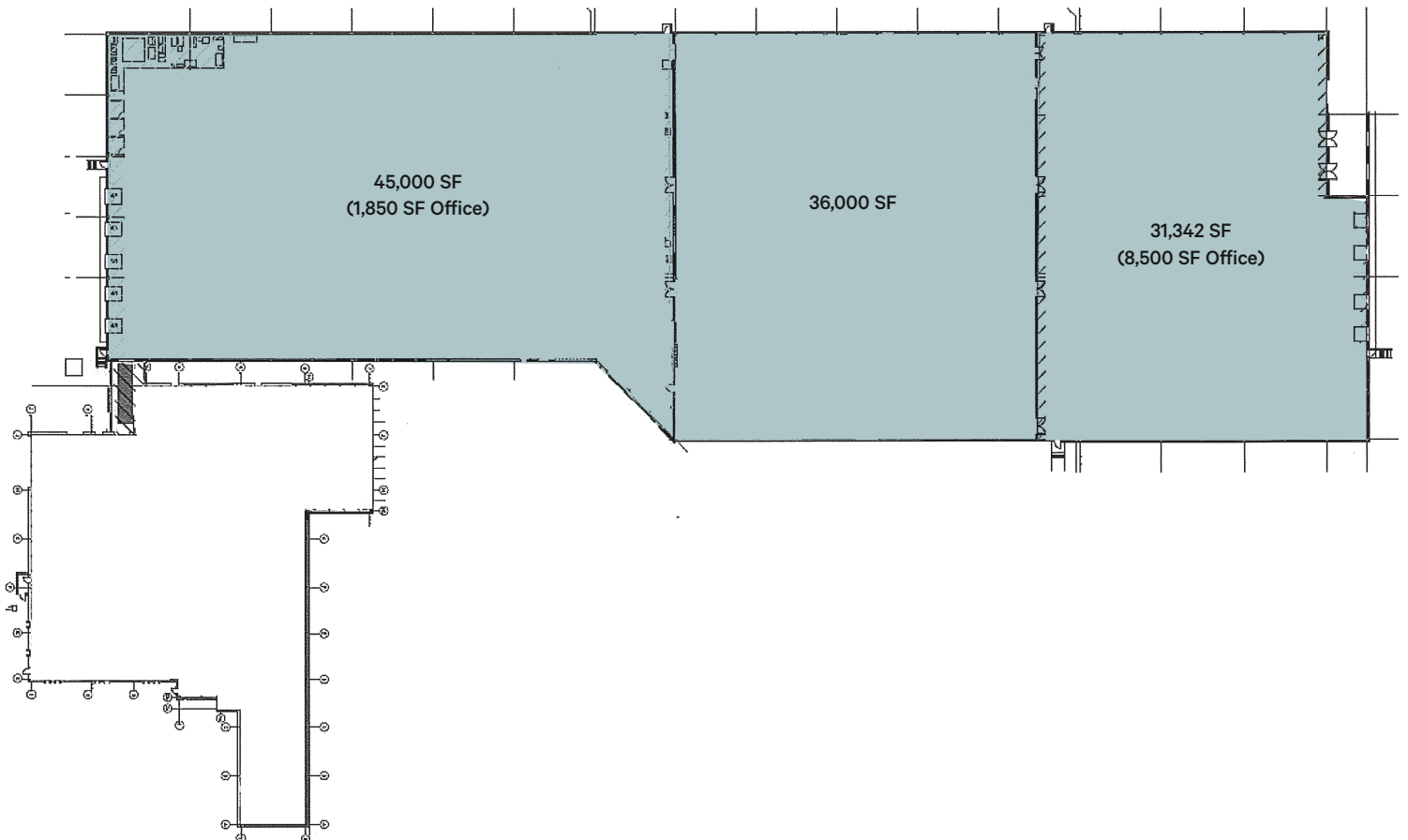
- + **Building Total Size:** 139,768 SF (**New Roof**)
- + **Total Available Space:** 112,342 SF
- + **Industrial Available Space:**
 - East Section: 45,000 SF
 - West Section: 31,342 SF
 - Middle Section: 36,000 SF
- + **Office Available Space:**
 - East Section: 8,500 SF
 - West Section: 1,850 SF
- + **Land:** 15.89 acres
- + **Parking:** ±220 cars
- + **Dimensions:**
 - 200' x 340' - Southwest Section
 - 160' x 280' - West Section plus southwest offset
- + **Floors:** 8" reinforced concrete
- + **Walls:** Insulated metal panels with decorative block wainscot to 8'
- + **Columns:** Steel H
- + **Ceiling:** Combination steel truss, with dropped acoustical ceiling tiles in the middle section
- + **Roof:** Single ply membrane (**New Roof**)
- + **Ceiling Heights:**
 - Southwest Section: 12' to 33' clear under beam
 - Middle Section: 16' clear to dropped acoustical ceiling tiles to 34'
 - East & West Sections: 32' to 34' clear under beam
- + **Heat:** (12) gas-fired Trane/American Standard roof-top HVAC units
- + **Air-Conditioning:** 100% via (12) roof-top units rated at a total of 270 tons
- + **Humidity Control:** Southwest Section has (3) Armstrong humidifiers rated at a total of 100 tons; the Middle Section has (3) electronic steam Herrtronic humidifiers rated at 200 pounds of water per hour
- + **Sprinkler:** West system. 100% coverage via 12" riser with in-rack sprinklers on the east and west ends
- + **Column Spacing:**
 - West Section: 30'x40'
 - Middle and East Sections: 40'x40'
- + **Power:** Supplied by South Hadley Electric
 - (1) 1,500 KVA pad mounted primary transformer feeds a main secondary switch gear rated at 2,500 AMPS, 480 Volts, 3-Phase, 4-wire
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 - Emergency Generator: (1) gas fired generator in place to maintain lighting in the facility
- + **Water:** Supplied by the Town of South Hadley
 - 3' and 12" lines; 8" - 12" main
- + **Sewer:** Supplied by the Town of South Hadley
 - 15" main
- + **Natural Gas:** Supplied by Bay State Gas
- + **Lighting:** T-5 energy efficient units with motion sensors
- + **Compressed Air:** (1) 75 H.P. Kaeser air cooled air compressor located in the Southwest Section, and (1) 50 H.J.P. Kaeser air compressor located in the east end; both equipped with air dryers
- + **Truck Loading:**
 - East Wall: Six (8' x 8') tailgate dock doors equipped with load levelers, dock lights, and dock seals; One (12' x 16') drive-in door
 - West Wall: Five (8' x 8') tailgate dock doors equipped with load levelers, dock lights, and dock seals
 - Two tailgate dock positions with load levelers situated on a 25' covered loading platform
- + **Cranes:** The Middle Section (converting area) features (11) 2-ton hoists
- + **Lease Rate:** \$8.25/SF NNN
- + **Sale Price:** Contact broker

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For Sale/Lease



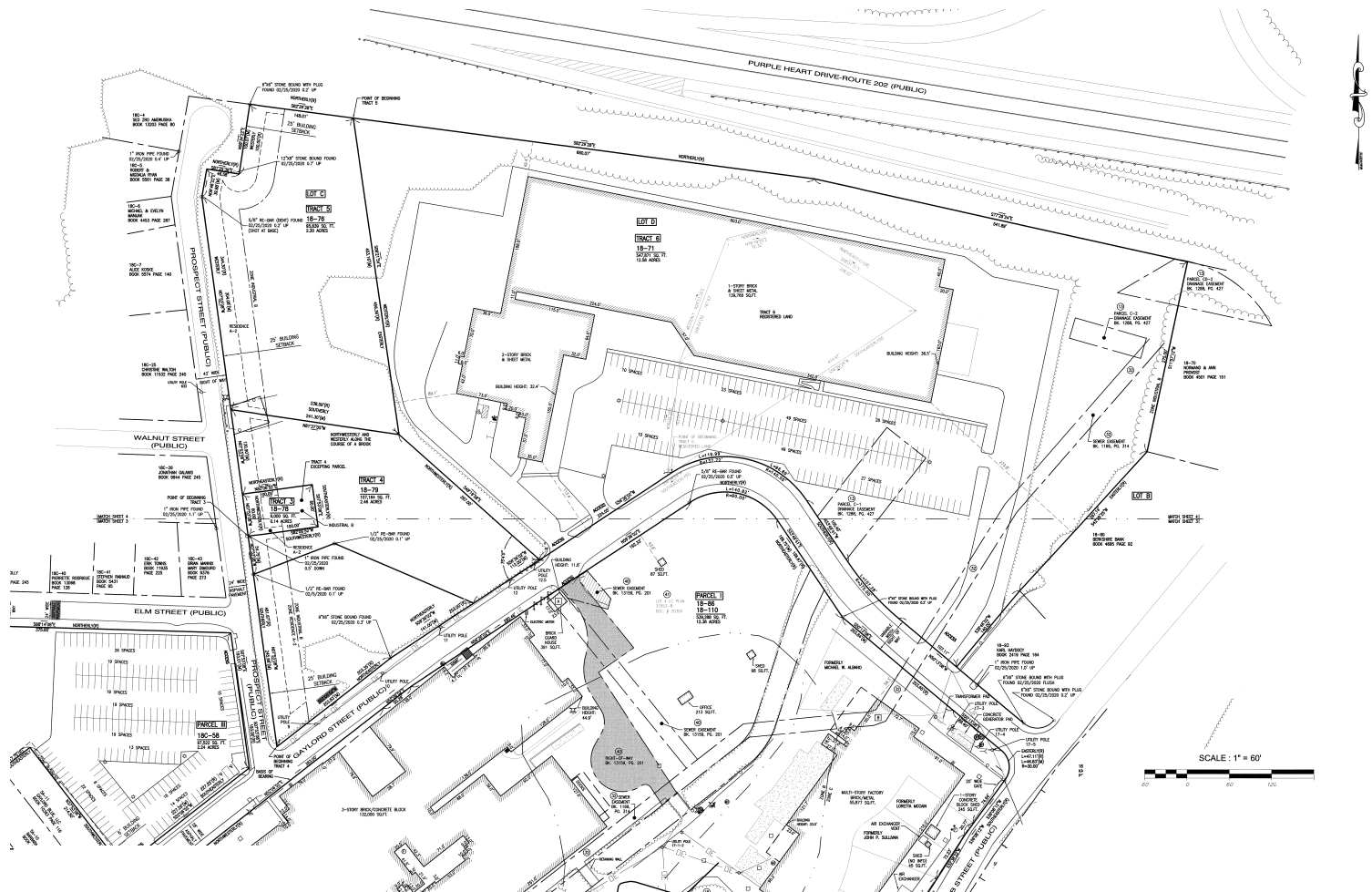
Floor Plan



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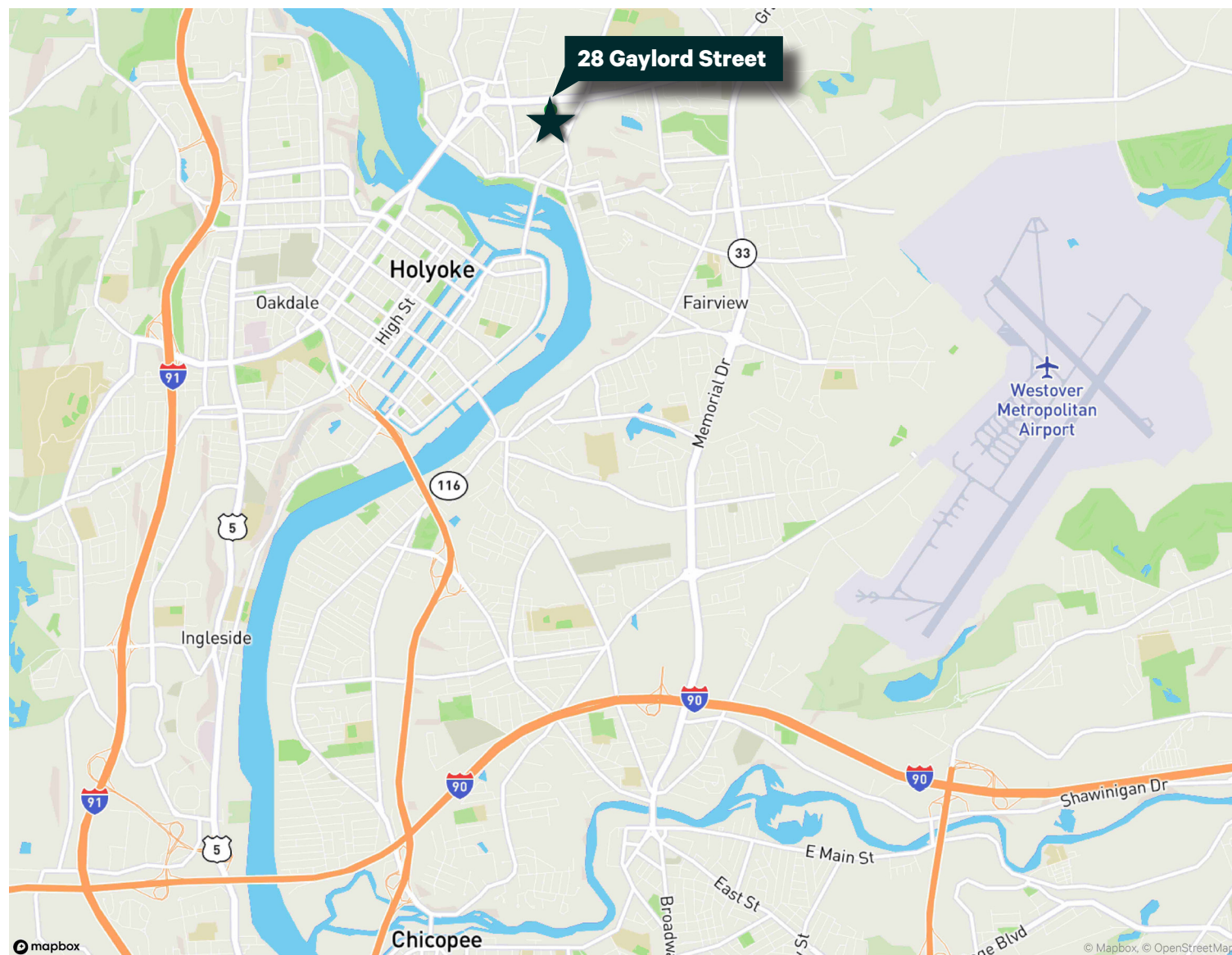
Site Plan



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Location Map



Contact Us

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