

CSX Rail Potential

Outdoor Storage

Subdividable

163-203 Tremont Street | 1 Paramount Street

9,000 - 83,000 SF | 10.27 Acres

Springfield, MA



Industrial Complex

163-203 Tremont Street | WS Second Street | 1 Paramount Street | S S Paramount Street
Springfield, MA

For Lease

Property Specifications

CBRE is pleased to offer 4 parcels of land totaling 10.27 acres with 6 buildings totaling approximately 82,994 SF located at 163-203 Tremont Street, WS Second Street, 1 Paramount Street & S S Paramount Street in Springfield, Massachusetts. Located .5 mile I-291, 2 miles Mass Pike.

+ 163-203 Tremont Street (A)

- Total Building SF: 53,622 SF
- Available Space: 5,112 SF, 17,850 SF, 30,660 SF

+ **Building Type:** Office, manufacturing, warehouse

+ **Land:** 3.10 acres

+ **Clear Height:** 10' - 14' & 30'

+ **Power:** 600 amps, 277/480 volts

+ **Dimensions:** (203) 58'7" x 192' x 8" (163) 118' x 125' x 125'

+ CSX rail potential (main line)

+ Outdoor storage space

+ Fenced yard

+ **Loading:**

North Side: 163 Tremont Street

- (2) 17'11" x 11'10" Drive-in
- (2) 18' x 11'10" Drive-in
- (1) 11'11" x 11'11" Drive-in
- (15) 40,000 lb. exterior dock levelers

West Side: 203 Tremont Street

- (1) 17'8" x 12' Drive-in
- (1) 8' x 8' Drive-in
- (1) 11'11" x 12'6" Drive-in
- (1) 10' x 16" Drive-in
- (1) 10' x 11' Steel fire slider
- (5) Flush mount exterior dock levelers

East Side: 203 Tremont Street

- (1) 11'10" x 12'6" Drive-in
- (1) 14' x 15'11" Drive-in
- (1) 16' x 25'
- (1) 18' x 12'8" Drive-in chain-link opening

+ S S Paramount Street (D)

- Development Land
- IOS

+ Fenced yard

+ **Land:** 2.97 acres

+ WS Second Street (B)

- Total Available Space: 20,000 SF

+ **Building Type:** Distribution

+ **Land:** 2.12 acres

+ **Clear Height:** 31'

+ **Power:** 600 amps, 240/480 volts

+ **Dimensions:** 99' x 199'

+ CSX rail potential

+ Outdoor storage space

+ Fenced yard

+ **Loading:**

North Side:

- (3) 16'x 25' Drive-in

East Side:

- (3) 9' x 8'11" w/20,000 lb. dock levelers

+ 1 Paramount Street (C)

- Total Available Space: 9,372 SF

+ **Building Type:** Service Facility

+ **Land:** 2.08 acres

+ **Clear Height:** 18'-20'

+ Outdoor storage space

+ Fenced yard

+ **Loading:**

- (1) 14' x 14' Drive-in
- (1) 8' x 10' Dock

West Side:

- (2) 12' x 14' Drive-in
- (1) 14' x 14' Drive-in
- (1) 8' x 10' Dock

East Side:

- (3) 14' x 14' 11" Drive-in

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Aerial



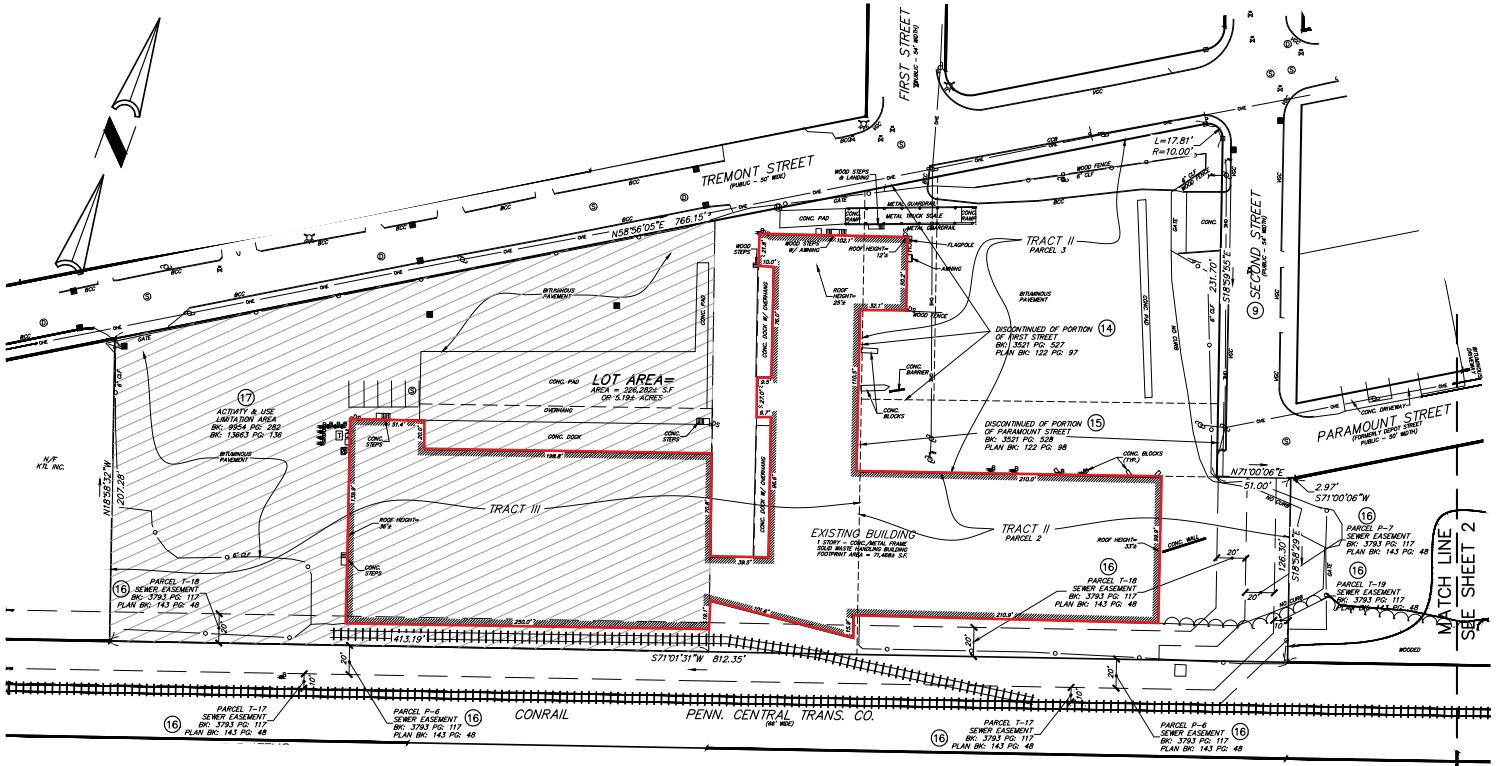
Industrial Complex

163-203 Tremont Street | WS Second Street | 1 Paramount Street | S S Paramount Street
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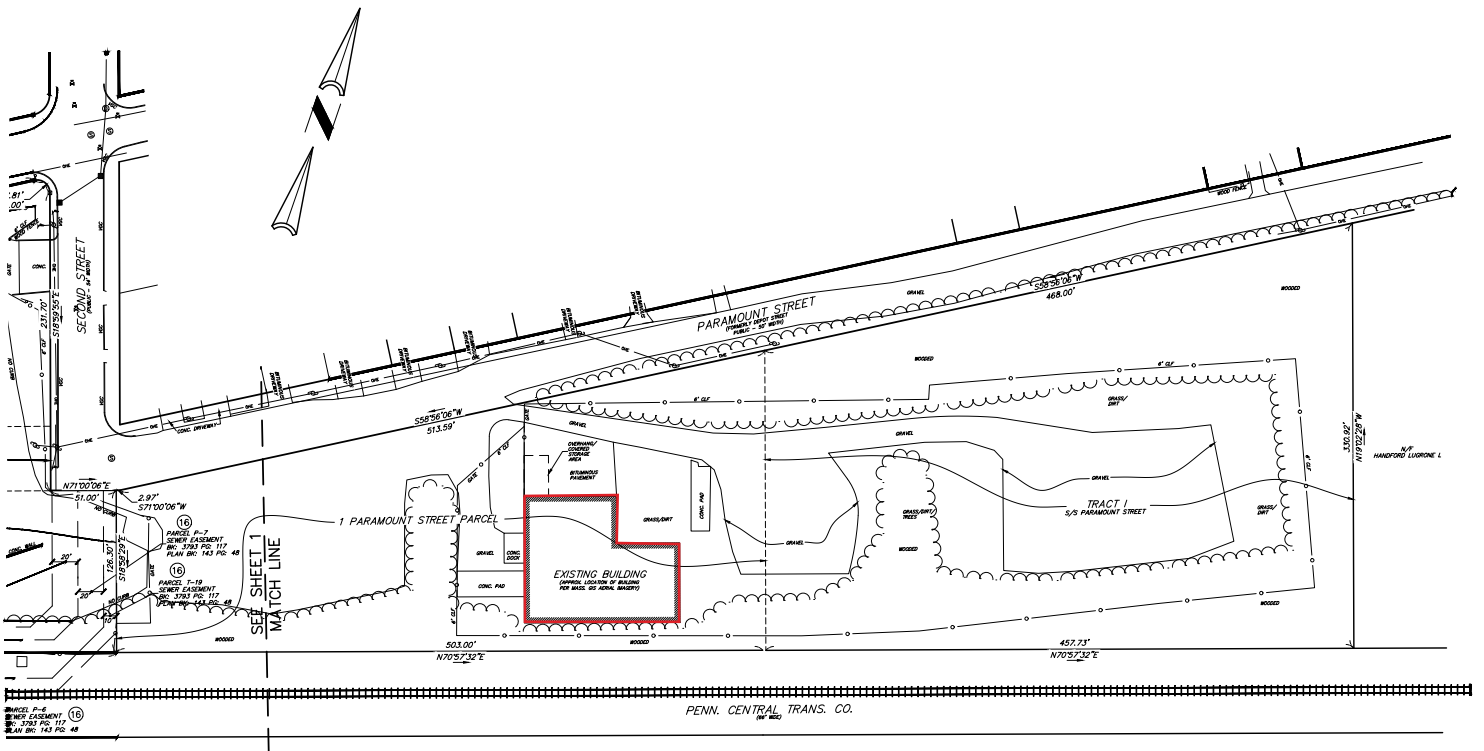
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Site Plans

163 Tremont Street & W Second Street



1 Paramount Street



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