

CONFIDENTIAL OFFERING

109 Apremont Way,
Westfield, MA

 **BERKSHIRE
INDUSTRIES**
East Building



**SR COMMERCIAL
REALTY**

JEREMY CASEY / (413) 505-9010

SR Commercial Realty is pleased to offer this multi-building industrial complex for lease. The parcel features over 12 acres, three buildings, and over 90,000sqft of total space. The main building has over 60,000sqft of office, warehouse, and manufacturing space. This building also has a heavy three phase power with 3,000 amps and 480 volts. The east building is 24,000sqft with a separate supply of three phase power, as well as additional office space. The third building is 6,400sqft and was previously used as a clean space. This property also features a pavilion and two soccer fields. Located just off busy routes 10 & 202 and minutes from the Mass Pike.

We look forward to the opportunity to work with you on this outstanding property.

Sincerely,

Jeremy Casey
Vice President of SR Commercial Realty



BASIC INFORMATION

Industrial Information

Bldg Type: Industrial - Manufacturing

Bldg Status: Built 1959, Renov 2006

RBA: 90,567 SF

Rent/SF/yr: Undisclosed

% Leased: 0.0%

Total Avail: 90,567 SF

Warehouse Avail: 90,567 SF

Office Avail: 0 SF : -

Bldg Vacant: 90,567 SF

Max Contig: 90,567 SF

Smallest Space: 90,567 SF

Power: Heavy

Utilities: Gas - Natural, Heating - Gas, Lighting, Sewer, Water - City

Expenses: 2019 Tax @ \$0.86/sf

Features: Mezzanine, Security System, Storage Space, Yard

Class: B

Stories: 1

Building FAR: 0.17

Zoning: IA

Land Area: 12.50 AC

Owner Type: Other - Private

Owner Occupied: Yes

Tenancy: Multiple Tenant

Location Information

Metro Market: Hartford

Submarket: Hampden County Ind/Hampden County Ind

County: Hampden

CBSA: Springfield, MA

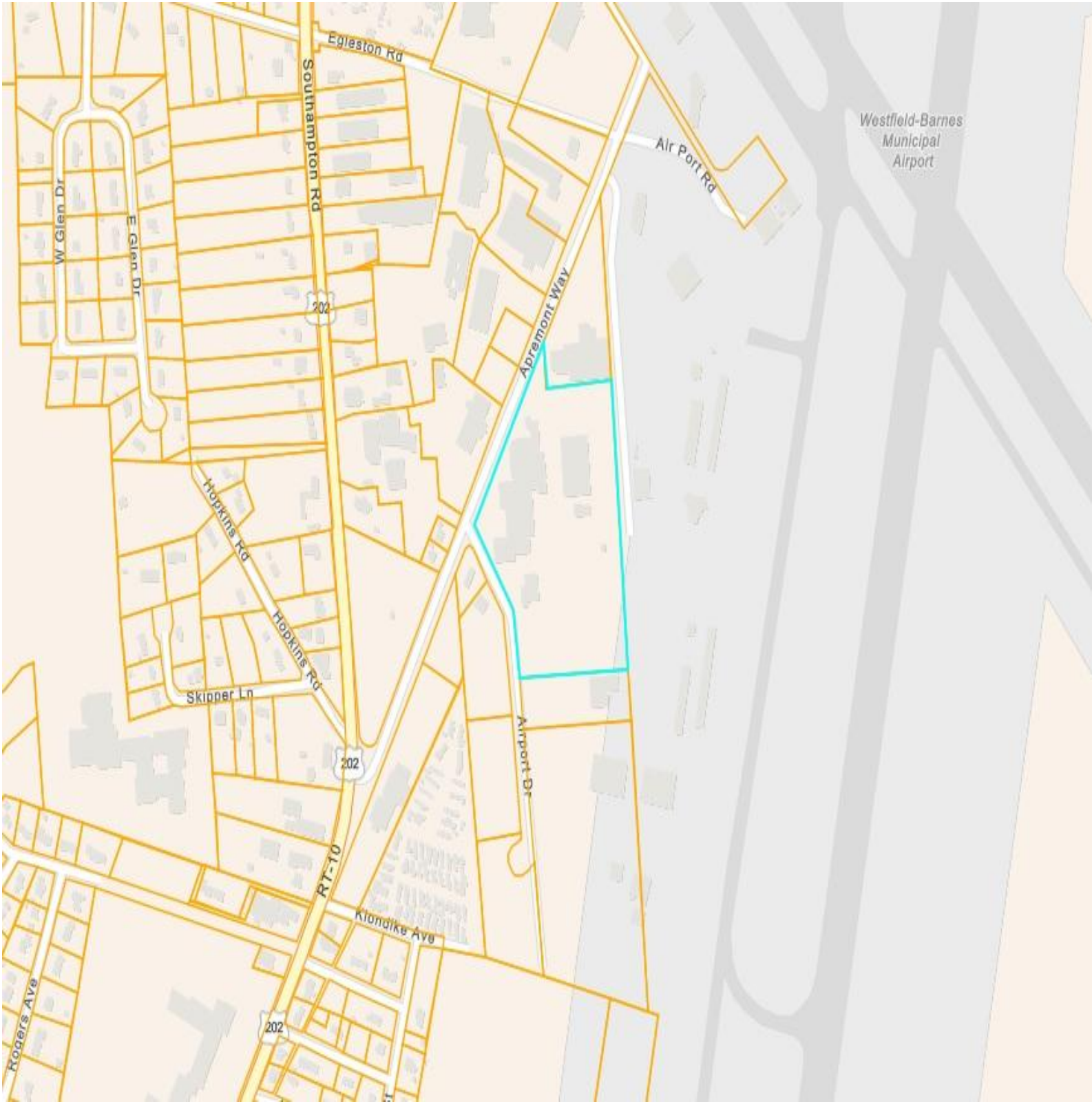
DMA: Springfield-Holyoke, MA

Transportation Information

Airport: Bradley International - 41 min drive time / 33.6 mi

Commuter Rail: Waterbury Station (New Haven line) - 1 hour 13 min drive time / 69.3 mi

OUTLINE OF PARCEL



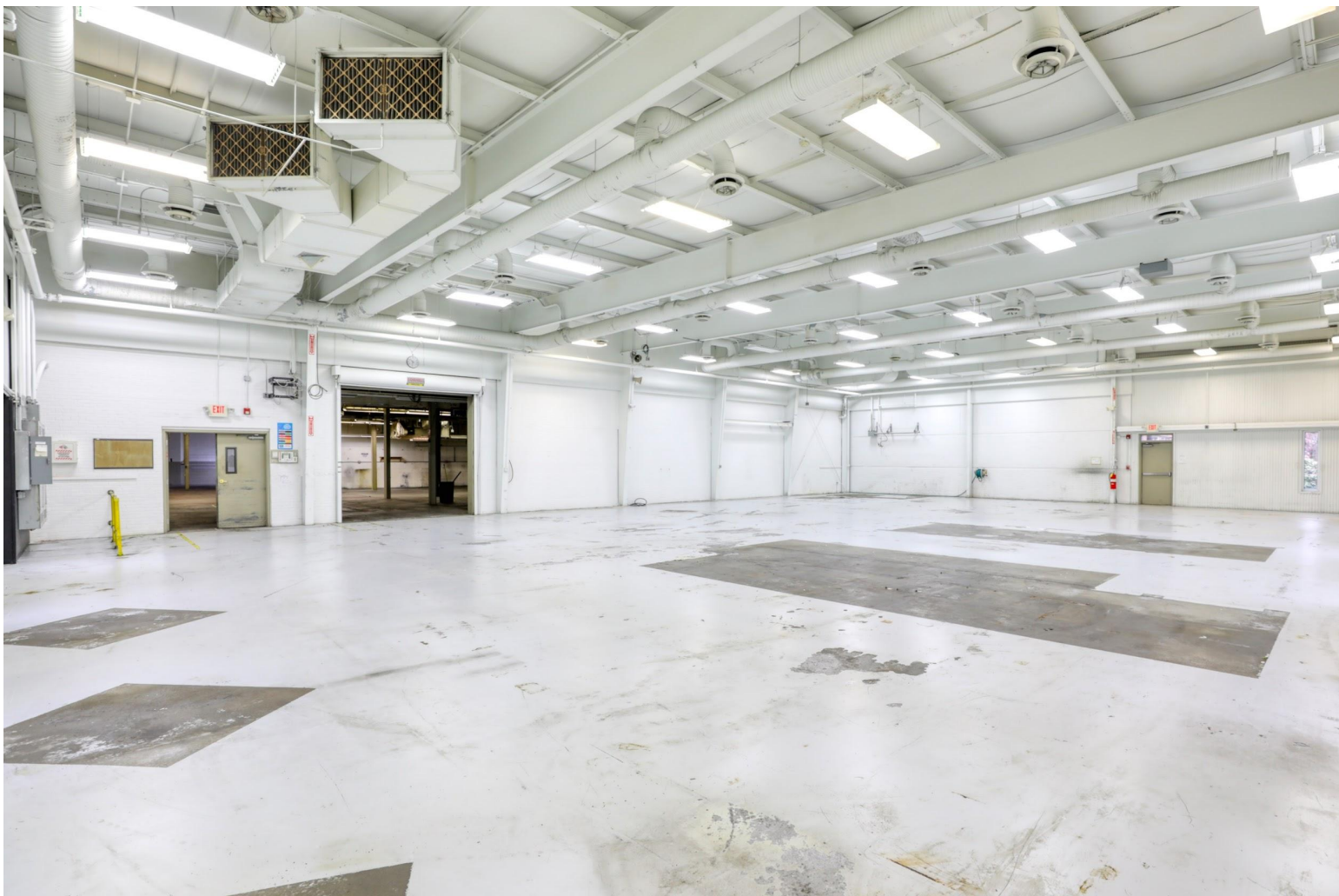
EAST BUILDING



SR COMMERCIAL
REALTY

CONFIDENTIAL OFFERING
July 7, 2020

MAIN BUILDING



SR COMMERCIAL
REALTY

CONFIDENTIAL OFFERING
July 7, 2020

THIRD BUILDING



SR COMMERCIAL
REALTY

CONFIDENTIAL OFFERING
July 7, 2020