

INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

For Sale or For Lease

152,933SF, sub-dividable

[Ctrl-Click: Matterport 3D VIRTUAL TOUR](#)



26GSears LLC, Member Sandeep Gupta, SGUPTA138@gmail.com, 408 888 9082

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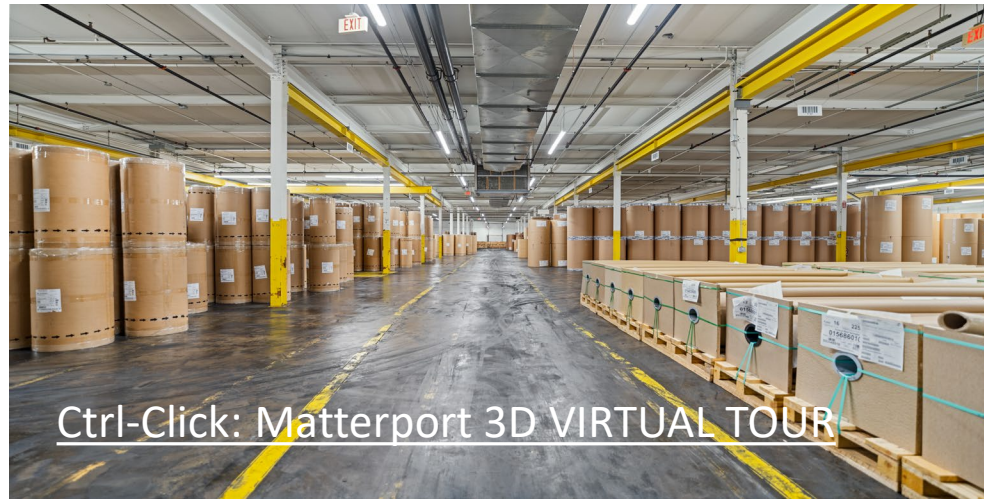
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Property Details

- Outstanding location close to Hwy, downtown, city center.
- 15 docks, 2 drive-ins
 - 4 railroad docks, 321' on west side
 - 11 more docks, 4 at an angle
 - Large 16x24ft drive-in @Baldwin St
- Total interior space 152,933SF
 - ~135,513SF 1st Floor, sub-dividable ~71,000SF (26Ft ceiling) includes 6000SF office, ~64,500SF (20-23)Ft ceiling.
 - ~17,420SF of 2nd Floor Mezzanine in ~15,680 & ~1740SF sections
- 3.8 Acre lot, 20 parking + street parking



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Property Details Contd.

- 6,369SF office space spread in 3 different areas
- CSX rail with spur next to the 64,500SF section with 4 docks on 321' West Side
- Sprinklered, 24Ft column spacing.
- 600A/3Phase power; 4 ext. levelers
- 1952 built, upgraded over last 20 years including angled docks, security, HVAC.
- Roof (TPO, 2007). RUL till ~2032, no leaks. [CURRENT SOLAR ROOF 20 YEAR LEASE OFFER, PAYS NOT ONLY FOR NEW ROOF BUT SUBSTANTIAL RENT ON TOP.](#)



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Pricing

- **For Sale at \$8,500,000**
 - ~\$55/SF for ~152,933SF Building
- **For Lease, Entire Main Level Space**
 - 135,513 SF at \$5.5/SF + NNN**OR SUBDIVIDE MAIN LEVEL SPACE**
 - 64,500 SF at \$6/SF + NNN
 - 71,000 SF at \$6/SF + NNN
- **For Lease, 2nd Floor 17,420SF Space**
 - 15,680 + 1740SF at \$2.5/SF
- Single Tenancy 152,933SF @ \$5.16/SF
- Low Current NNN \$1.2/SF (Taxes ~\$120K, Ins. ~\$33K, R&M \$30,000)



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Sale Comparables

Sold Comparable Address	Dist (mi) to Subject	Rating	Yr Blt/Renov	Building Size	Sale Price	Price/SF	Sale Date	% Leased	Submarket
2189 Westover Rd	7.14	2	1984/1989	217,000 SF	\$ 12,400,000	\$ 57	Jun 2024		Hampden County
323 Lockhouse Rd	7.61	2	1971	229,867 SF	\$ 14,500,000	\$ 63	Aug 2023	100.0%	Hampden County
31 Industrial Park Rd	23.25	3	1980	110,414 SF	\$ 7,125,000	\$ 65	Jun 2024		New Hartford
550 Marshall Phelps Rd	15.55	3	1982	226,429 SF	\$ 14,960,000	\$ 66	Sep 2024		Windsor
147 N Main St	26.97	3	2002	271,062 SF	\$ 18,250,000	\$ 67	May 2024	100.0%	Franklin County
880 Burnett Rd	7.19	2	2001	85,518 SF	\$ 6,020,000	\$ 70	Dec 2023	100.0%	Hampden County
12-14 Eastern Park Rd	20.84	3	1966/2006	83,045 SF	\$ 6,100,000	\$ 73	Mar 2025		East Hartford
300 Venture Way	19.05	3	2002	85,210 SF	\$ 7,153,644	\$ 84	Jun 2024	100.0%	Hampshire County
601 Marshall Phelps Rd	15.90	3	1981	123,925 SF	\$ 12,337,084	\$ 100	Apr 2025	100.0%	Windsor
311 Prestige Park Rd	21.57	3	1988/2000	111,040 SF	\$ 11,500,000	\$ 104	Nov 2024	100.0%	East Hartford
50 Talbot Ln	18.74	2	2001	148,083 SF	\$ 31,600,000	\$ 213	Jun 2024		South Windsor

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Lease Comparables

Sign Date	Start Date	Address	City	SF Leased	Rent/SF/Yr	Services	Rent Type	Tenant	Move-in Date	Submarket
Jul 2023	Sep 2023	<u>330 Stone Rd</u>	Windsor	71,426	\$7.95	NNN	Asking	Keystone Automotive Operations, Inc.	Sep 2023	Windsor
Oct 2023	Nov 2023	<u>53 Manning Rd</u>	Enfield	100,000	\$5.00	IG	Asking		Nov 2023	Enfield
Nov 2023	Nov 2023	<u>219-239 W Service Rd</u>	Hartford	425,294	\$5.07	NNN	Starting	Sims Limited	Nov 2024	Hartford
Nov 2023	Nov 2023	<u>219-239 W Service Rd</u>	Hartford	425,294	\$5.07	NNN	Starting	Metal Management Aerospace	Nov 2023	Hartford
Jul 2023	Dec 2023	<u>11 Berkshire St</u>	Holyoke	59,000	\$4.50	MG	Asking		Dec 2023	Hampden County
Oct 2023	Mar 2024	<u>53 Manning Rd</u>	Enfield	74,000	\$4.25	IG	Asking	SOLogistics	Mar 2024	Enfield
Jun 2024	Sep 2024	<u>100 Palmer Ave</u>	West Springfield	190,582	\$3.50	NNN	Asking		Sep 2024	Hampden County
Jan 2025	Jan 2025	<u>215 Moody Rd</u>	Enfield	82,000	\$5.75	NNN	Starting		Jun 2025	Enfield
Feb 2025	Feb 2025	<u>25 International Dr</u>	Windsor	57,218	\$9.75		Asking	FABBRICA		East Granby
Oct 2024	Mar 2025	<u>21 Industrial Dr</u>	South Hadley	56,981	\$5.95	NNN	Asking		Mar 2025	Hampshire County
Mar 2025	Sep 2025	<u>1 Better Way</u>	Chicopee	173,247	\$5.25	NNN	Asking	Polar Beverage	Sep 2025	Hampden County

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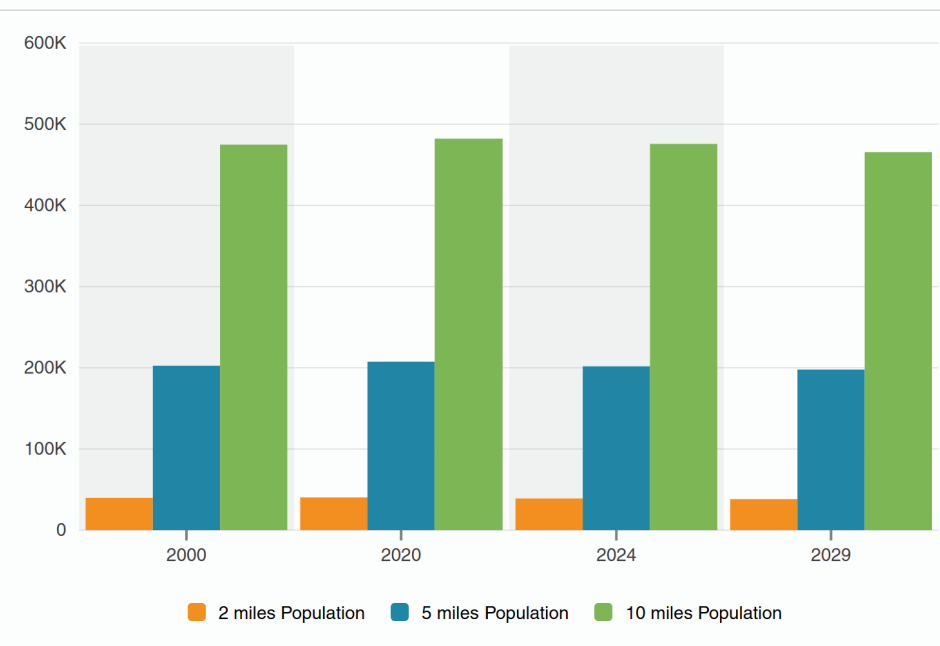
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Demographics

Population



Income

	2 miles	5 miles	10 miles
Avg Household Income	\$67,618	\$77,083	\$86,950
Median Household Income	\$44,961	\$53,747	\$64,043
< \$25,000	5,522	22,164	41,507
\$25,000 - 50,000	3,416	15,670	35,334
\$50,000 - 75,000	2,575	11,949	30,607
\$75,000 - 100,000	1,383	8,304	21,502
\$100,000 - 125,000	1,330	7,397	18,750
\$125,000 - 150,000	700	4,148	11,727
\$150,000 - 200,000	803	4,588	12,975
\$200,000+	805	5,018	14,890

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71,000SF(24Ft high) photos



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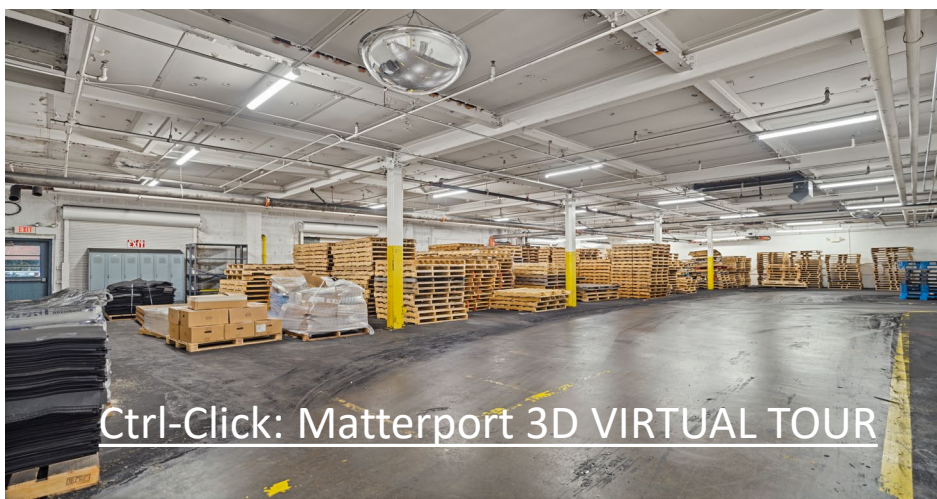
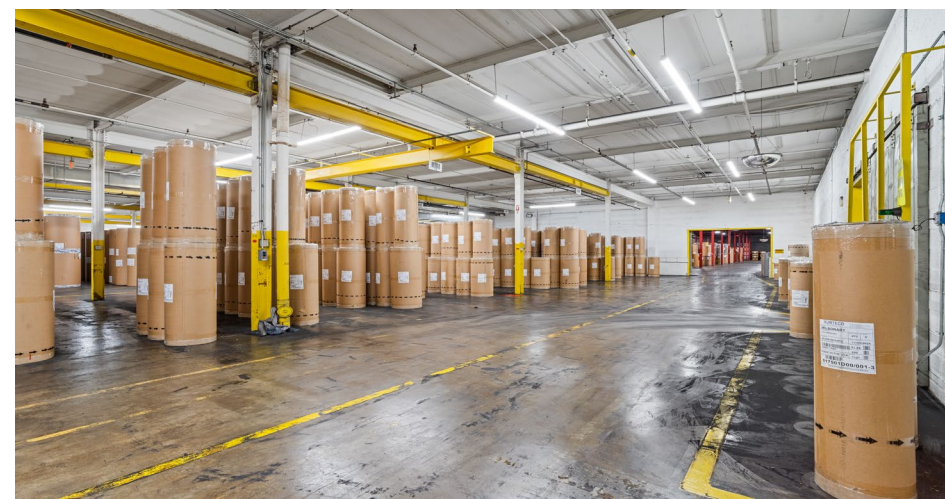
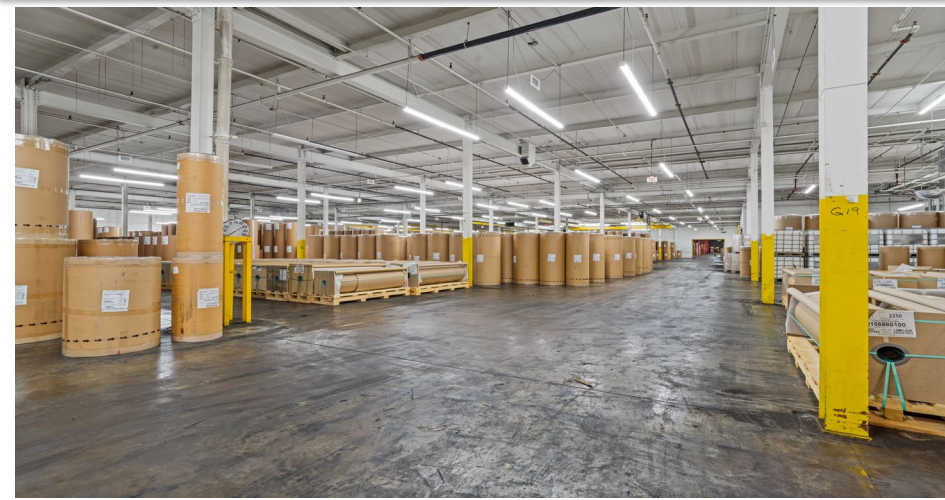
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64,500SF(19Ft high) photos



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Street & Railroad Docks



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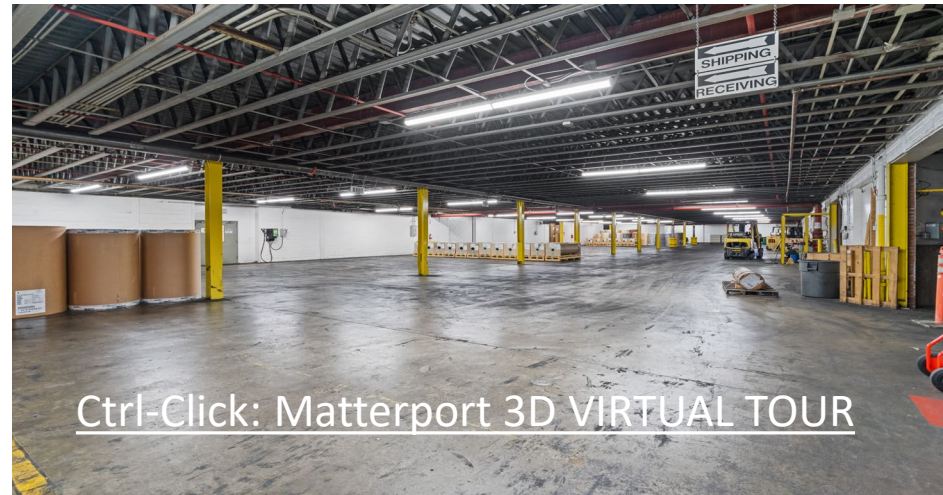
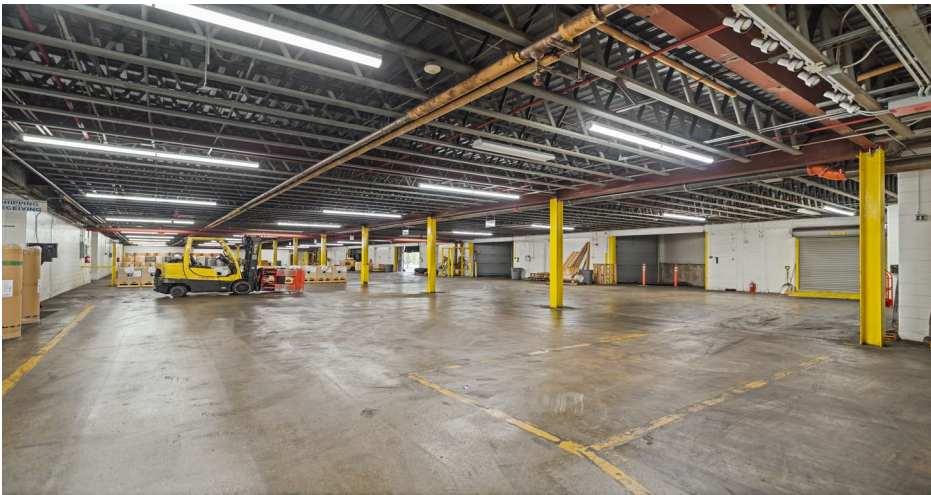
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Office & Shipping/Receiving



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Mezzanine, Other Photos



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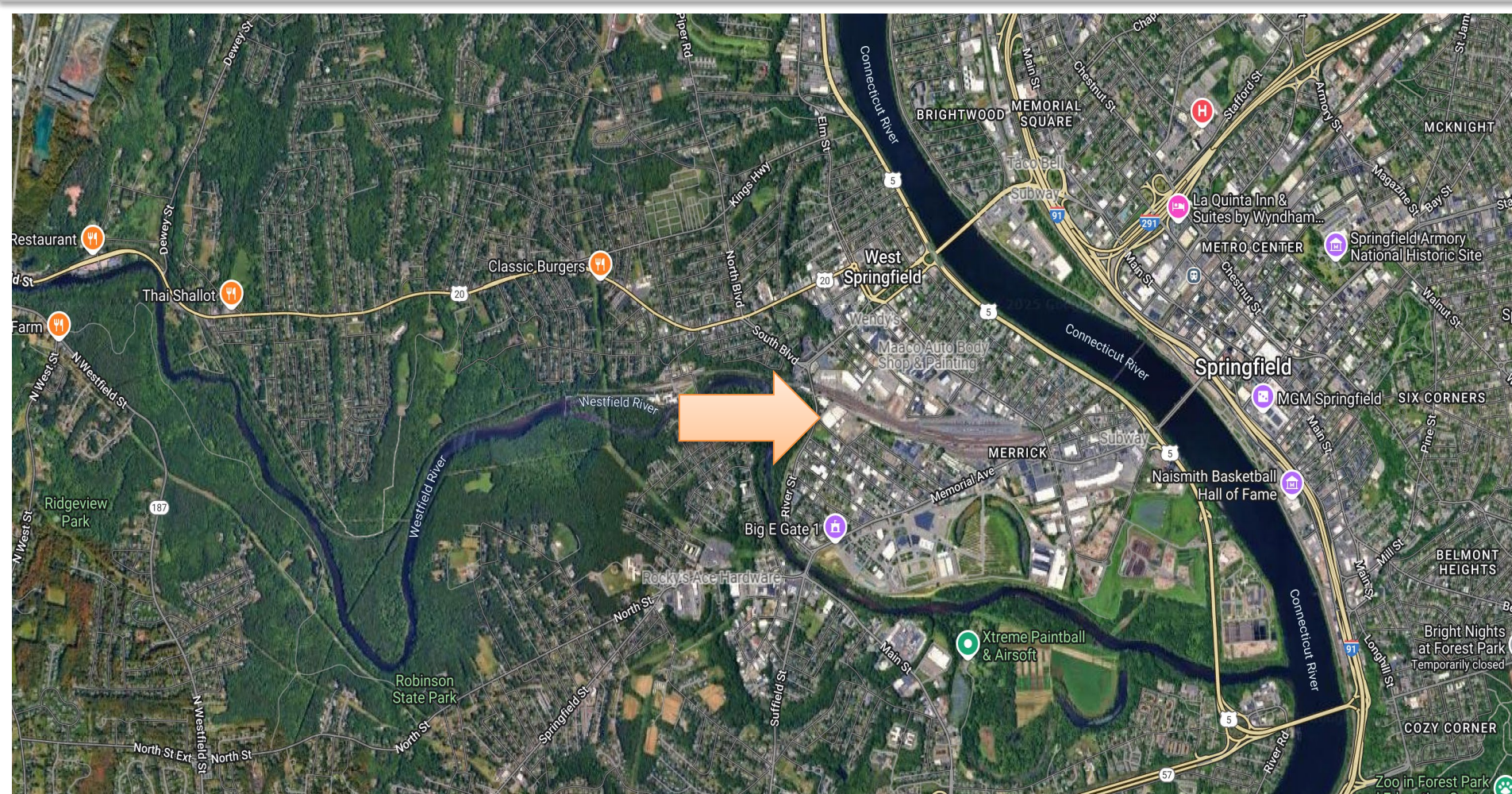
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Location in City



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Property Card

Property Location		26 SEARS WAY		Account #		471-02950-05-001		Map ID		471/ 2950/ 5/ /		Bldg #		1		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 3160		Print Date 2/15/2021 4:46:46 AM	
CONSTRUCTION DETAIL																									
Element	Cd	Description																							
Style:	48	Warehouse																							
Model	96	Industrial																							
Grade	02	Fair																							
Stories:	2																								
Occupancy	1.00																								
Exterior Wall 1	19	Brick Veneer																							
Exterior Wall 2																									
Roof Structure	01	Flat																							
Roof Cover	04	Tar & Gravel																							
Interior Wall 1	01	Minitum/Masonry																							
Interior Wall 2	05	Drywall/Sheet																							
Interior Floor 1	03	Concr-Finished																							
Interior Floor 2	14	Carpet																							
Heating Fuel	03	Gas																							
Heating Type	03	Hot Air-no Duc																							
AC Type	01	None																							
Bldg Use	3161	COMM WHSE MDL-96																							
Total Rooms																									
Total Bedrms																									
Total Baths	3																								
Heat/AC	00	NONE																							
Frame Type	05	STEEL																							
Baths/Plumbing	02	AVERAGE																							
Ceiling/Wall	00	NONE																							
Rooms/Prtns	01	LIGHT																							
Wall Height	16.00																								
% Conn Wall	0.00																								
1st Floor Use:	3161																								
CONSTRUCTION DETAIL (CONTINUED)																									
Element	Cd	Description																							
MIXED USE																									
Code	Description		Percentage																						
3161	COMM WHSE MDL-96		100																						
			0																						
			0																						
COST / MARKET VALUATION																									
RCN		4,249,318																							
Year Built		1952																							
Effective Year Built		1933																							
Depreciation Code		B																							
Remodel Rating																									
Year Remodeled																									
Depreciation %		60																							
Functional Obsol																									
External Obsol																									
Trend Factor		1																							
Condition																									
Condition %																									
Percent Good		40																							
RCNLD		1,699,700																							
Dep % Ovr																									
Dep Ovr Comment																									
Misc Imp Ovr																									
Misc Imp Ovr Comment																									
Cost to Cure Ovr																									
Cost to Cure Ovr Comment																									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)																									
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value															
SPR1	SPRINKLERS-	B	117.68	0.70	1933		40		0.00	33,000															
RRR	RAILROAD SP	L	250	50.00	1982		25		0.00	3,100															
PAV1	PAVING-ASPH	L	11,800	1.80	1982		25		0.00	5,300															
HLF	HALF BATH	B	4	2000.00	1933		40		0.00	3,200															
XTRF	EXTRA FIXT	B	8	750.00	1933		40		0.00	2,400															
BUILDING SUB-AREA SUMMARY SECTION																									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value																			
AOF	Office	6,369	6,369	6,369	28.80	183,414																			
BAS	First Floor	129,144	129,144	129,144	28.80	3,719,089																			
CAN	Canopy	0	7,056	2,822	11.52	81,268																			
CLP	Loading Platform	0	1,475	443	8.65	12,758																			
FOP	Porch, Open Frame	0	234	59	7.26	1,699																			
STP	Stoop	0	57	9	4.55	259																			
UUS	Upper Story, Unfinished	0	17,420	8,710	14.40	250,831																			

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