

# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

For Sale or For Lease

152,933SF, sub-dividable

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26G Sears LLC, Member Sandeep Gupta, [SGUPTA138@gmail.com](mailto:SGUPTA138@gmail.com), 408 888 9082

Owner or Broker makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

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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 1<sup>st</sup> Floor, sub-dividable
  - ~71,000SF (26Ft ceiling) includes 6000SF office, ~64,500SF (20-23)Ft ceiling.
  - ~17,420SF of 2<sup>nd</sup> 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, 2<sup>nd</sup> 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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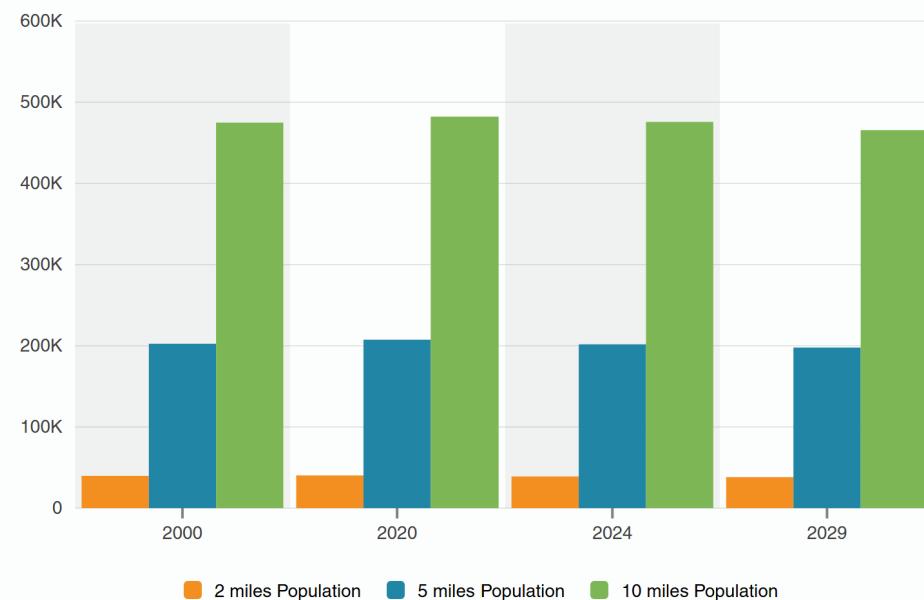
# INDUSTRIAL WAREHOUSE/MANUFACTURING

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For Sale Or For Lease

*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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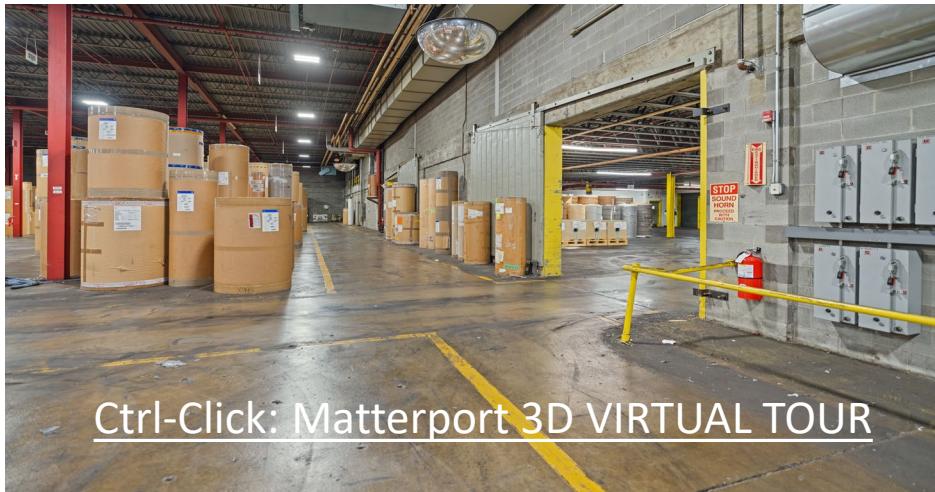
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# INDUSTRIAL WAREHOUSE/MANUFACTURING

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71,000SF(24Ft high) photos



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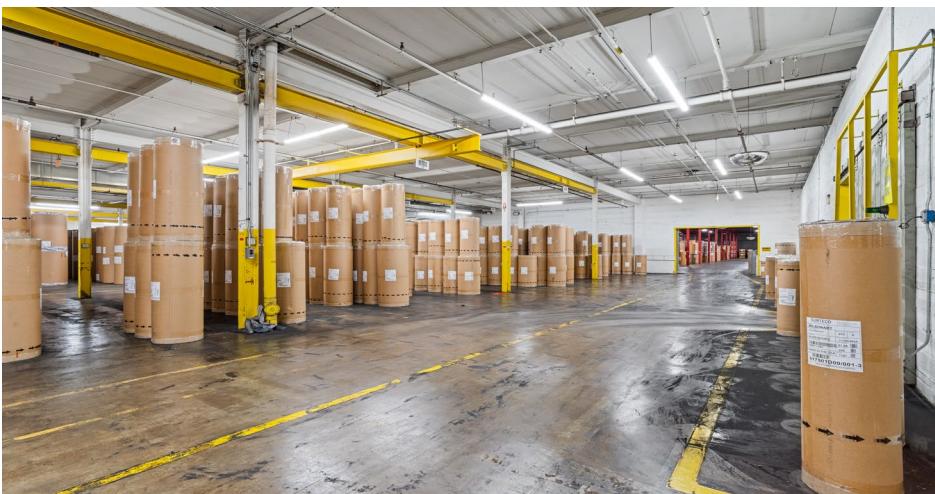
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64,500SF(19Ft high) photos



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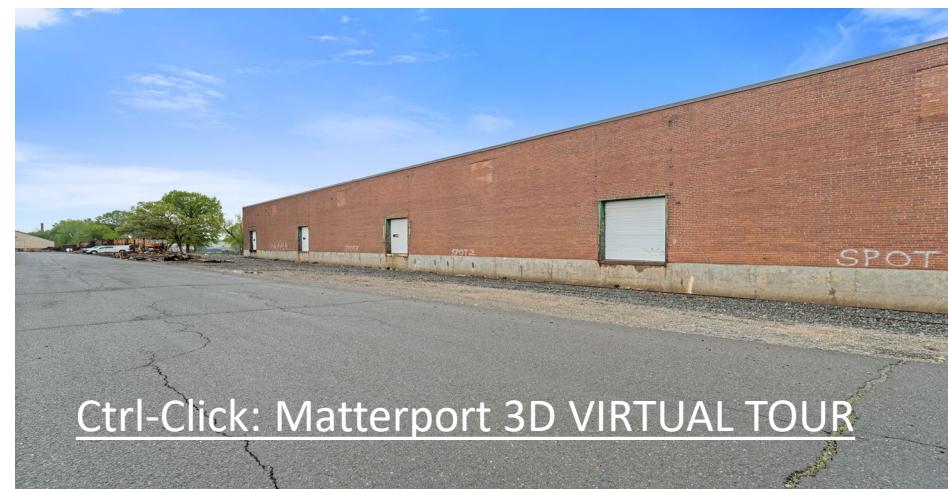
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*Street & Railroad Docks*



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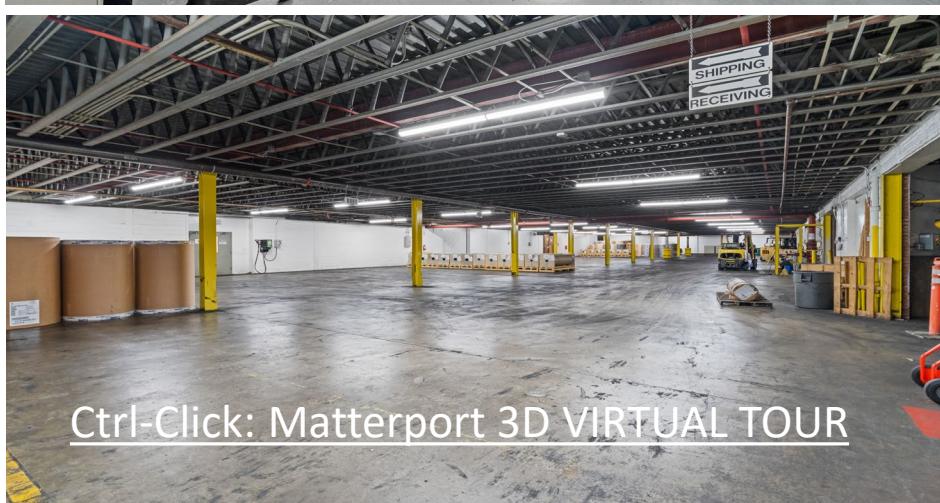
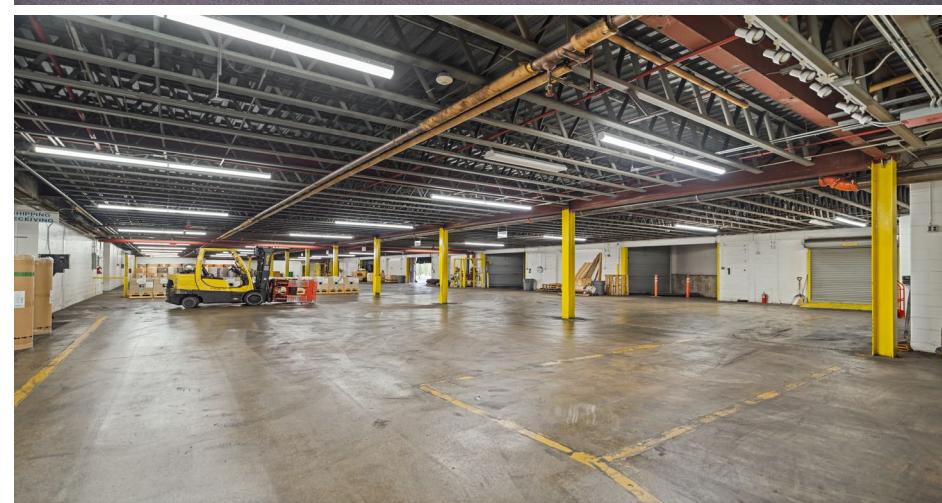
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# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

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*Office & Shipping/Receiving*



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# INDUSTRIAL WAREHOUSE/MANUFACTURING

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Mezzanine, Other Photos



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*Location in City*



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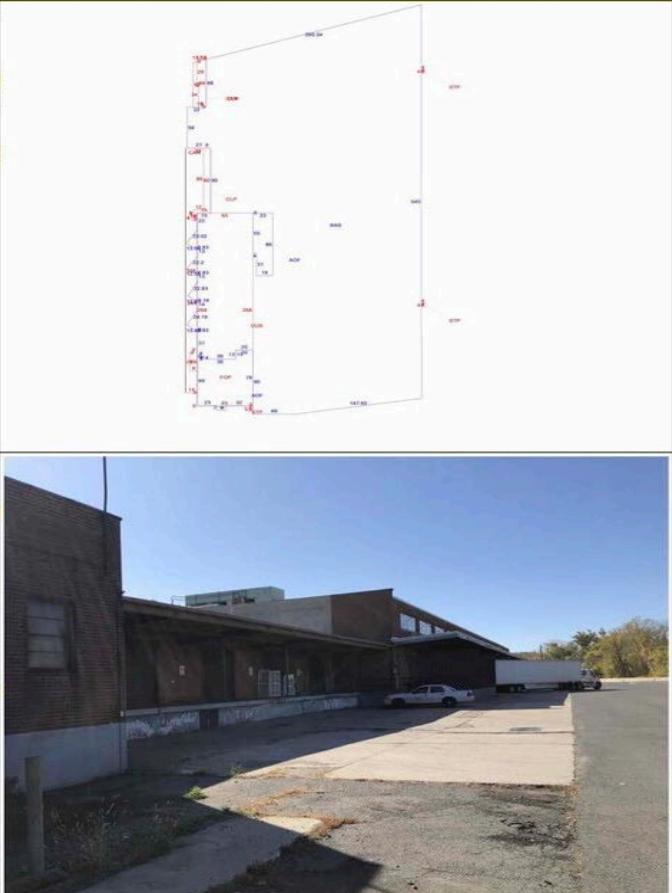
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Property Card

Property Location			Map ID			Bldg Name			State Use					
Vision ID 9150 26 SEARS WAY			471/2950/5/			Sec # 1 of 1			3160					
Account # 471-02950-05-001			Bldg # 1			Card # 1 of 1			Print Date 2/15/2021 4:46:46 AM					
<b>CONSTRUCTION DETAIL</b>						<b>CONSTRUCTION DETAIL (CONTINUED)</b>								
Element	Cd	Description	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 01		Flat												
Roof Structure 04		Tar & Gravel												
Roof Cover 01		Minim/Masonry												
Interior Wall 1 01		Drywall/Sheet												
Interior Wall 2 05		Concr-Finished												
Interior Floor 1 03		Carpet												
Interior Floor 2 14		Gas												
Heating Fuel 03		Hot Air/no Duct												
Heating 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														
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>														
Code	Description	L/B	Units	Unit Price	Yr Bkt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value				
SPR1	SPRINKLERS- B	117,68		0.70	1933		40	0.00		33,000				
RR1	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				
<b>BUILDING SUB-AREA SUMMARY SECTION</b>														
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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Neither the Seller nor the Agent nor any of their respective officers, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of this Offering Memorandum/Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum/Marketing Package or its contents. Analysis and verification of the information contained in the Offering Memorandum/Marketing Package is solely the responsibility of the prospective Purchaser/Lessee.

The Seller and/or Seller's Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any individual or entity reviewing this Offering Memorandum/Marketing Package or making an offer to Purchase or Lease the Property, unless and until a Real Estate Purchase Agreement or a Lease Agreement for the Property is executed by the Seller and any conditions to the Buyer'/Lessee's obligations thereunder have been satisfied or waived.

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