



Springfield Warehouse/Manufacturing Facility

612-616 DWIGHT STREET

Springfield, MA 01104

Presented By:

Jonathan Little

413.731.7770 x102

jonathan@jennings-re.com

Kevin Jennings

413.731.7770

kevin@jennings-re.com



73 Chestnut Street Springfield, MA 01103

JENNINGS-RE.COM

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$6.50 SF/yr (NNN)
Building Size:	36,000 SF
Available SF:	36,000 SF
Lot Size:	1.466 Acres
Year Built:	1965
Zoning:	Industrial
Real Estate Taxes:	\$1.51/SF

PROPERTY OVERVIEW

Free-standing industrial flex building offers 36,000 square feet of versatile space for lease. Originally constructed in 1965, the property has undergone renovations over time to ensure modern functionality and appeal. Inside, the warehouse has 22-foot ceilings, providing ample vertical space for various operations. With two loading docks and two grade-level doors (measuring 8' and 14' respectively), handling logistics is efficient and convenient. The building benefits from a 4,000 amp electrical service, is fully climate controlled and has additional mezzanine storage. Situated on a well-sized 1.4661-acre parcel, its strategic location offers exceptional accessibility, with convenient access to I291 within a quarter-mile and I91 within half a mile. The Massachusetts Turnpike is conveniently situated just over 6 miles away, facilitating seamless transportation and connectivity.

PROPERTY HIGHLIGHTS

**36,000 SF INDUSTRIAL BUILDING ON 1.4661 ACRE PARCEL
22' CEILINGS IN THE WAREHOUSE; 2 LOADING DOCKS AND 2 GRADE LEVEL DOORS
HEAVY POWER AND COMPLETELY CLIMATE CONTROLLED
CONVENIENT HIGHWAY ACCESS**

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Office Photos



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Warehouse/Manufacturing Photos



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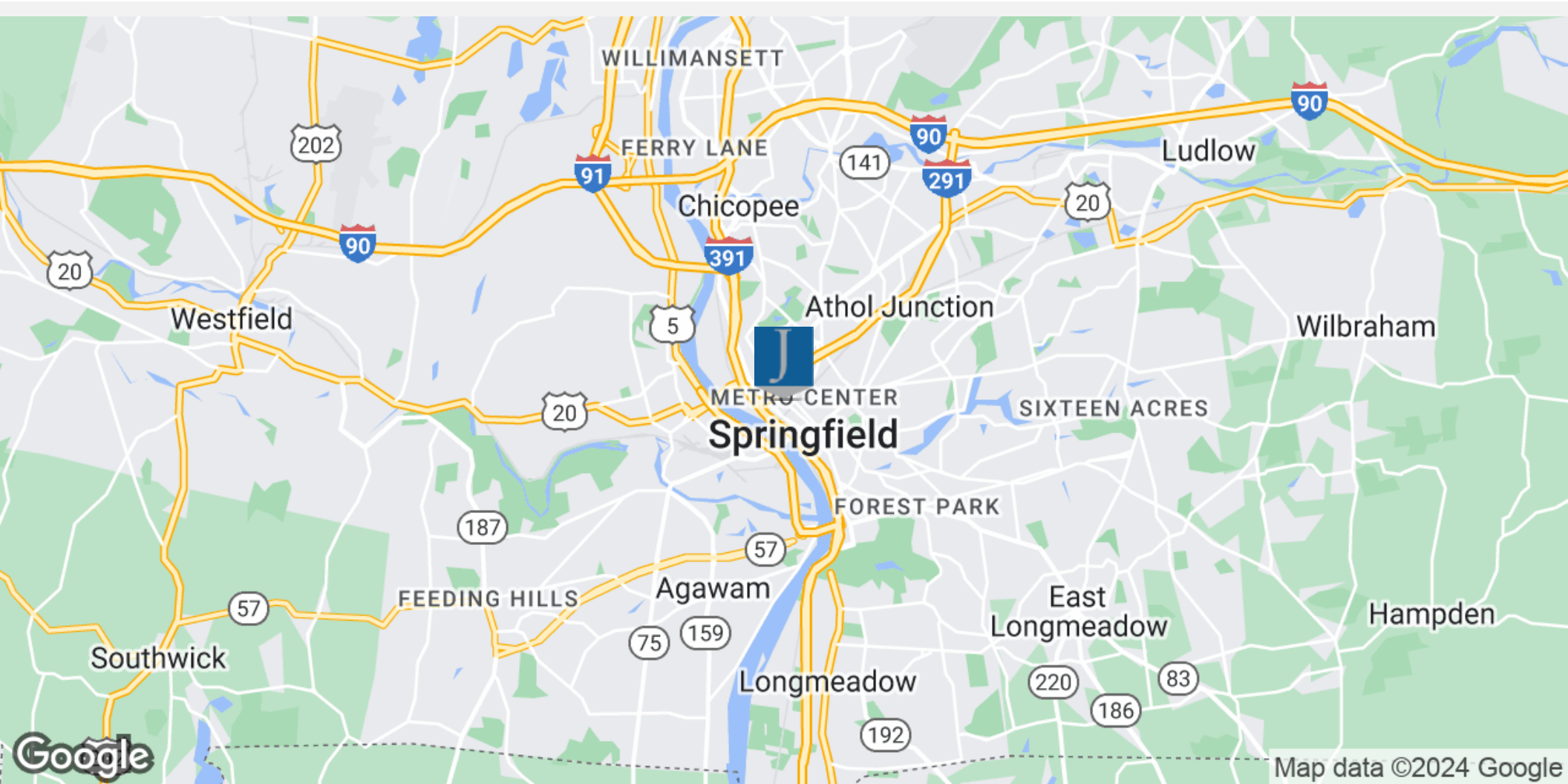
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Location Map



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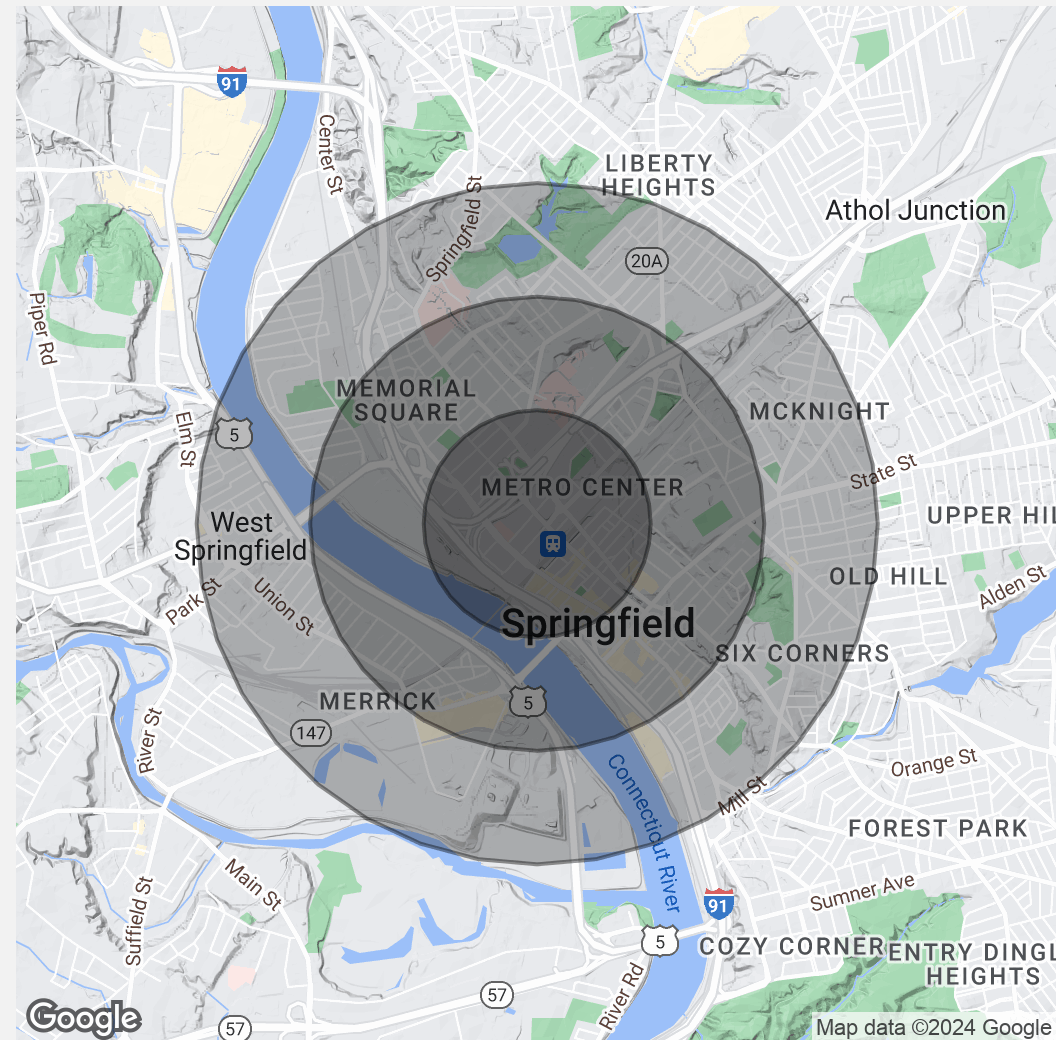
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Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	4,943	19,644	41,623
Average Age	37.9	32.6	32.4
Average Age (Male)	37.4	31.6	30.7
Average Age (Female)	37.4	35.0	34.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,774	9,247	18,192
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$25,886	\$32,632	\$38,174
Average House Value	\$77,218	\$100,503	\$115,748

* Demographic data derived from 2020 ACS - US Census



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