



FOR LEASE

±156,000 SF
INDUSTRIAL BUILDING

521 MEADOW STREET • CHICOPEE, MA

CBRE

www.cbre.us/521meadowstreet

FOR LEASE

±156,000 SF - BUILD-TO-SUIT

- **TOTAL BUILDING SF:** ±75,000-156,000 SF
- **INDUSTRIAL AREA:** ±156,000 SF
- **OFFICE AREA:** ±6,000 SF
- **LAND AREA:** ±7 acres
- **ZONING:** Industrial
- **YEAR BUILT:** Delivering 2Q 2022
- **CEILING HEIGHT:** 32'
- **DRIVE-IN DOORS:** (2) 12' x 14'
- **LOADING DOCKS:** (20) 9' x 10' w/levelers
- **FLOORS:** 7" Reinforced concrete
- **ROOF:** Membrane
- **CONSTRUCTION:** Pre-cast concrete
- **COLUMN SPACING:** 45' x 50', 60' speed bay
- **PARKING:** Trailer 100 spaces
- **RAIL:** CSX potential
- **SPRINKLER:** Fully, ESFR
- **LIGHTING:** LED
- **HEAT:** Cambridge Direct Fired Gas Heaters
- **AIR CONDITION:** Offices
- **POWER:** 3,000 Amps, 277/480 Volts
- **WATER/SEWER:** City of Chicopee 8"
- **GAS:** Eversource/Columbia Gas
- **ELECTRIC:** Eversource
- **LOCATION:** 1/2 mile to Interstate 391, Exits 3 & 4
- **COMMENTS:** 2 miles to Interstate 91
- **FOR LEASE:** \$9.75/SF NNN



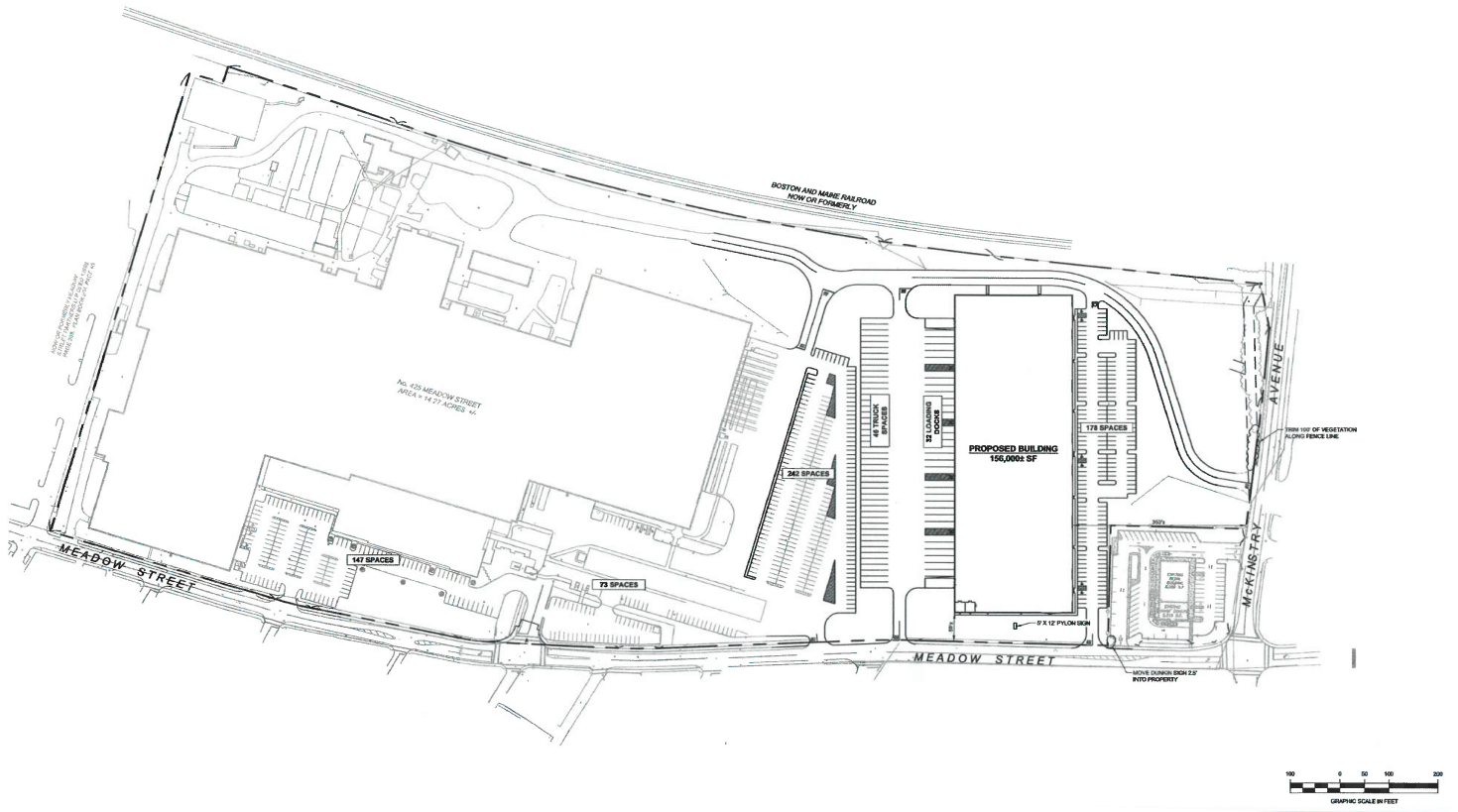
AERIAL LOCATOR

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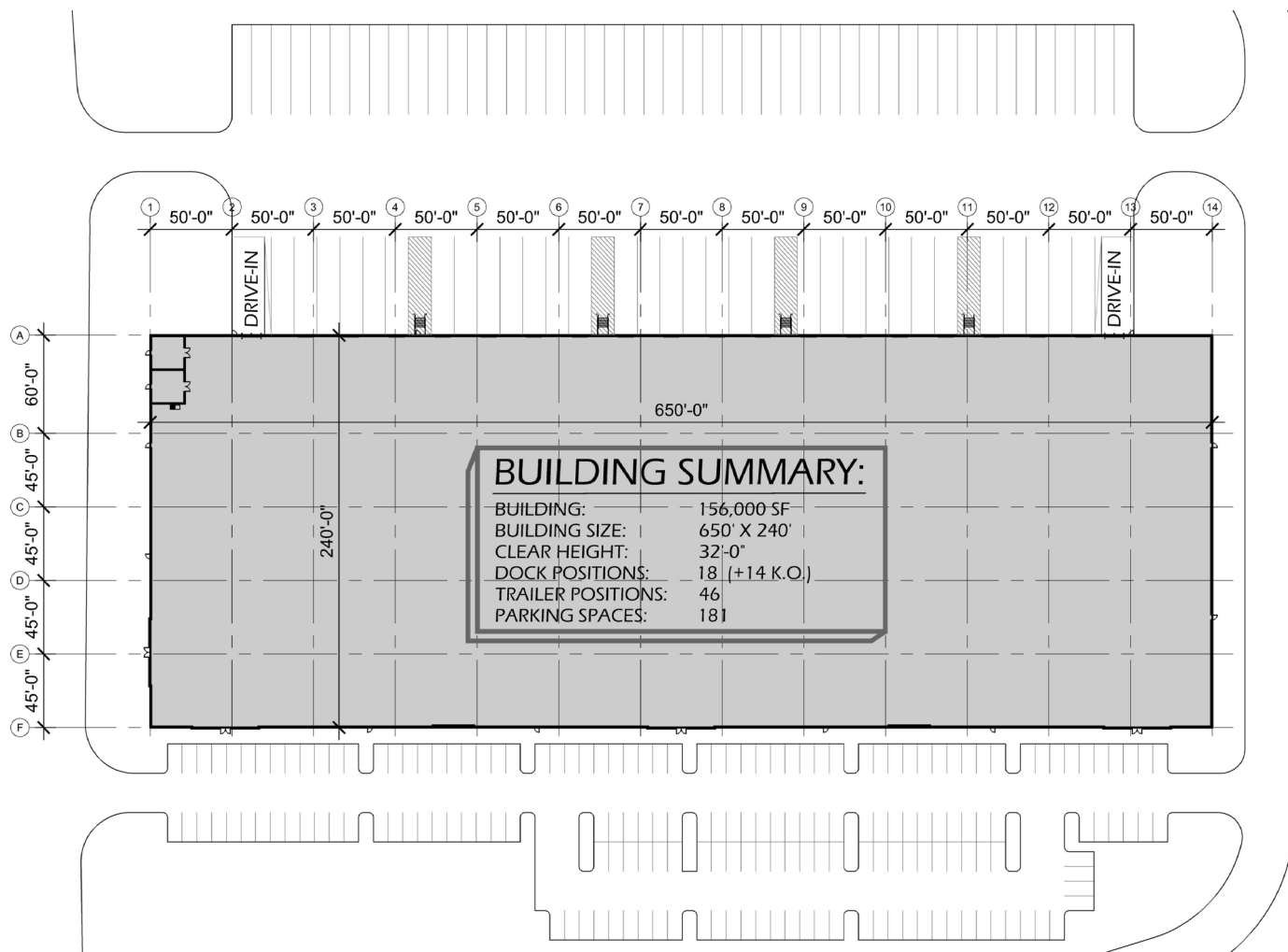
SITE PLAN

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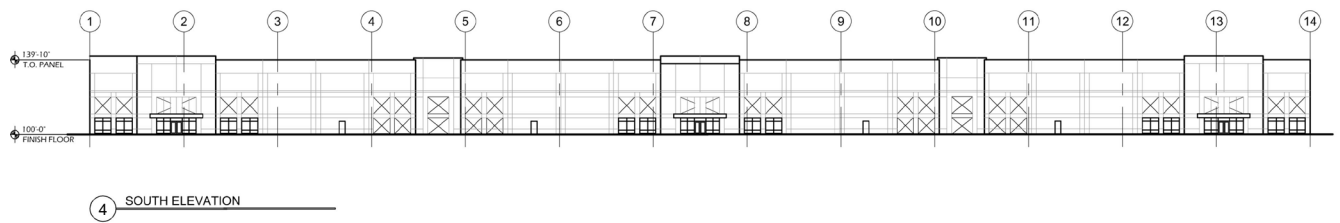
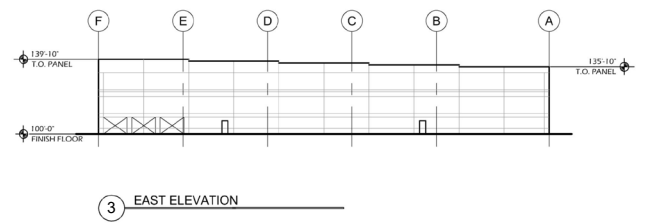
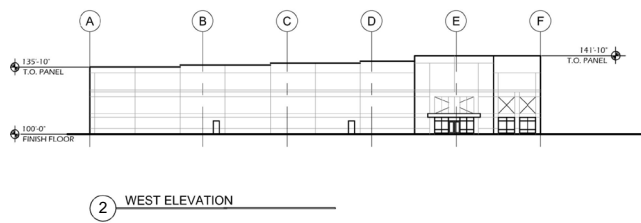
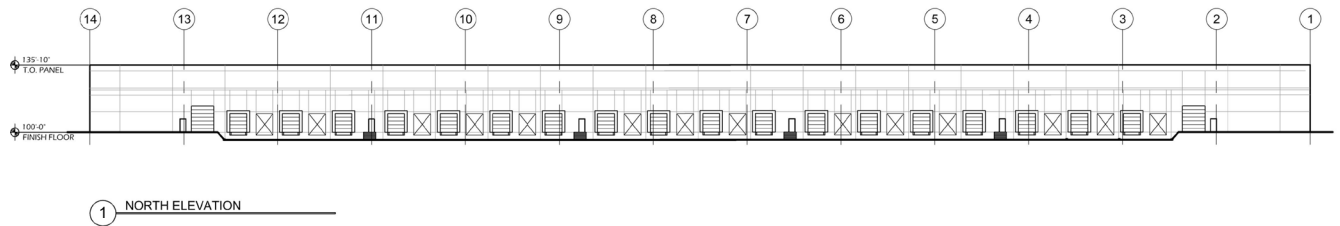
BUILDING SUMMARY PLAN

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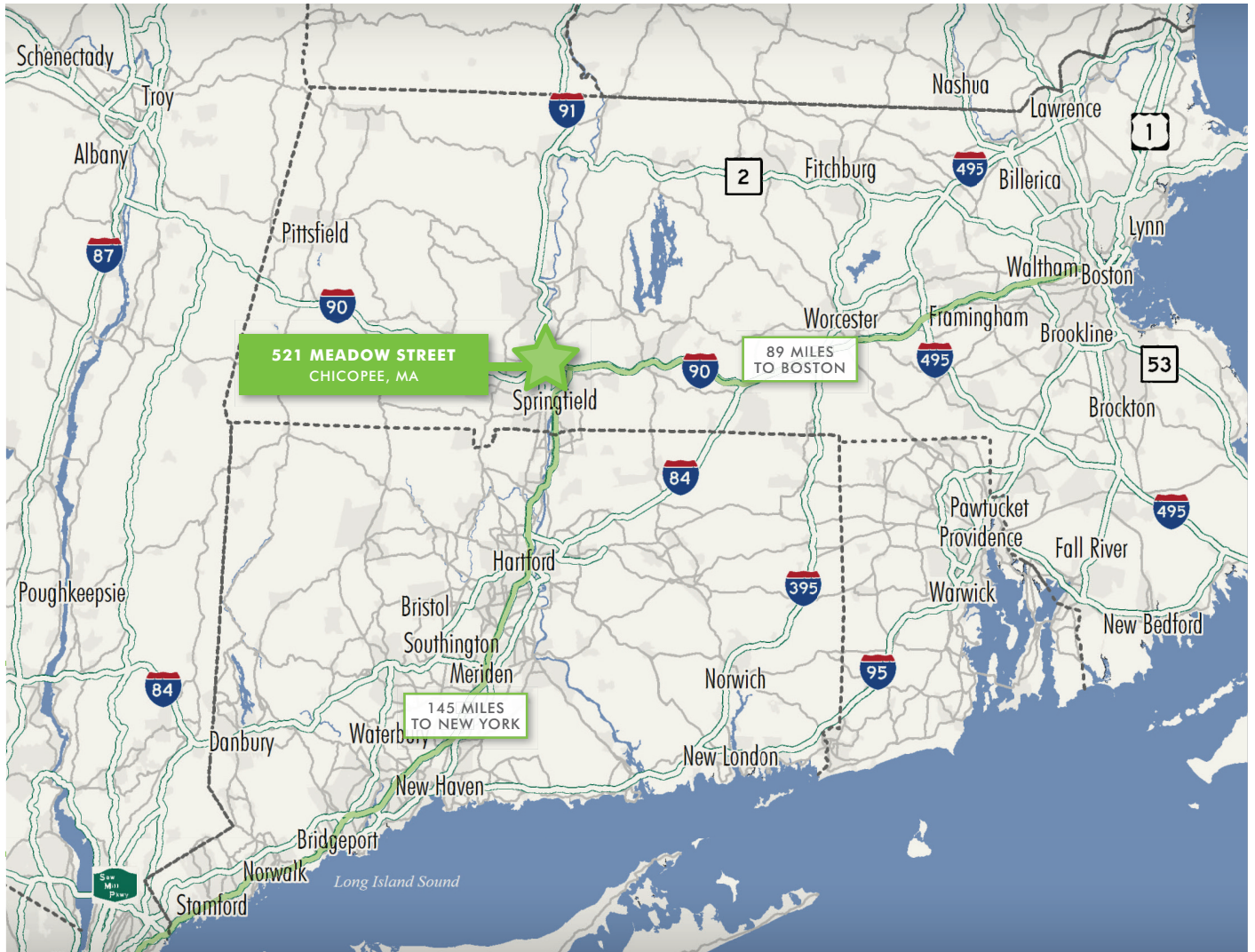
ELEVATION PLAN

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LOCATION MAP

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