



## Holyoke Industrial Complex

**100 WATER STREET**

Holyoke, MA 01040

Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

**JENNINGS-RE.COM**

# HOLYOKE INDUSTRIAL COMPLEX

100 Water Street Holyoke, MA 01040

Executive Summary



## OFFERING SUMMARY

Sale Price:	\$4,950,000
Building Size:	326,664 SF
Lot Size:	5.58 Acres
Price / SF:	\$15.15
Year Built:	1880-1995
Zoning:	IG- General Industrial
Real Estate Taxes:	\$89,924

## PROPERTY OVERVIEW

Well located minutes to I-391, the subject property consists of a 5 building 326,664 square foot industrial complex located on approximately 5.58 acres. The property offers a mix of traditional modern warehouse/manufacturing space and multi-floor storage/manufacturing space. The modern industrial buildings benefit from multiple loading docks, 28' ceilings, and heavy power. The multi-floor storage/manufacturing buildings also benefit from heavy power, freight elevators, and office space. The offering is an excellent opportunity for an owner occupant or investor. Zoned General Industry (IG).

## PROPERTY HIGHLIGHTS

**BUILDING 1- 26,500 SF; BUILT IN 1990; 28' CEILINGS; 1,600AMPS, 3 LOADING DOCKS**

**BUILDING 2- 150,000 SF ON 4 STORIES; BUILT IN 1880; SHARED 3,000 AMP ELECTRICAL SERVICE**

**BUILDING 3- 35,040 SF ON 3 STORIES; BUILT IN 1910; SHARED 3,000 AMP ELECTRICAL SERVICE**

**BUILDING 4- 64,242 SF ON 3 STORIES; BUILT IN 1910; SHARED 3,000 AMP ELECTRICAL SERVICE**

**BUILDING 5- 50,700 SF; BUILT IN 1995; 28' CEILINGS' 2,000 AMP ELECTRICAL SERVICE, POTENTIAL 5 LOADING DOCKS**

Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

# HOLYOKE INDUSTRIAL COMPLEX

100 Water Street Holyoke, MA 01040

Complex Summary



Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

# HOLYOKE INDUSTRIAL COMPLEX

100 Water Street Holyoke, MA 01040

## Building 1



### BUILDING 1 DESCRIPTION

Year Built: 1990

Square Footage: 26,500 square feet

Stories: One (1)

Construction: Steel and Concrete

Roof: Firestone Rubber Membrane (Installed 1990)

Ceiling Heights: 28'

Column Spacing: 40' and 52'

Loading: 3 Dock Height Doors

Fire Suppression: Wet Sprinkler System

Electrical Service: 1,600 Amp 480/277v

Heat: Gas Fired Unit Heaters

Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

# HOLYOKE INDUSTRIAL COMPLEX

100 Water Street Holyoke, MA 01040

## Building 2



### BUILDING 2 DESCRIPTION

Year Built: 1880

Square Footage: 150,000 square feet

Stories: Four (4) plus a basement

First Floor: 38,850 sf; 3,600sf of office; 31,250 sf storage/manufacturing

Second Floor: 28,100 sf; 5,900sf of office; 22,200 sf storage/manufacturing

Third Floor: 26,100sf storage/manufacturing

Fourth Floor: 26,100sf storage/manufacturing

Basement: 34,850sf storage/manufacturing

Construction: Wood Frame and Brick

Roof: Firestone Rubber Membrane (Installed 2003)

Ceiling Heights: 9'5" to 11'7"

Elevators: 11,5000 lb capacity (Shared with Building 2)

Fire Suppression: Wet Sprinkler System

Electrical Service: Share 3,000 Amp 600v service

Heat: Gas Fired Unit Heaters

Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

# HOLYOKE INDUSTRIAL COMPLEX

100 Water Street Holyoke, MA 01040

## Building 3



### BUILDING 3 DESCRIPTION

Year Built: 1910

Square Footage: 35,040 square feet

Stories: Three (3) plus a basement; all floors are 8,760 sf of storage/manufacturing

Construction: Wood Frame and Brick

Roof: Firestone Rubber Membrane (Installed 2003)

Ceiling Heights: 9'5" to 11'7"

Elevators: 11,5000 lb capacity (Shared with Building 2)

Fire Suppression: Wet Sprinkler System

Electrical Service: Share 3,000 Amp 600v service

Heat: Gas Fired Unit Heaters

Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

# HOLYOKE INDUSTRIAL COMPLEX

100 Water Street Holyoke, MA 01040

## Building 4



### BUILDING 4 DESCRIPTION

Year Built: 1910

Square Footage: 64,424 square feet

Stories: Three (3) plus a basement; all floors are 16,356 sf of storage/manufacturing

Construction: Wood Frame and Brick

Roof: Firestone Rubber Membrane (Installed 2003)

Ceiling Heights: 9'5" to 11'7"

Elevators: 11,5000 lb capacity (Shared with Building 2)

Fire Suppression: Wet Sprinkler System

Electrical Service: Share 3,000 Amp 600v service

Heat: Gas Fired Unit Heaters



Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

# HOLYOKE INDUSTRIAL COMPLEX

100 Water Street Holyoke, MA 01040

## Building 5



### BUILDING 5 DESCRIPTION

Year Built: 1995

Square Footage: 50,700square feet

Stories: One (1)

Construction: Steel and Concrete

Roof: Firestone Rubber Membrane (Installed 2014)

Ceiling Heights: 28'

Column Spacing: 47' and 50'

Loading: Five (5) Dock Height Doors

Fire Suppression: Wet Sprinkler System

Electrical Service: 2,000 Amp 277v service

Heat: Gas Fired Unit Heaters

Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

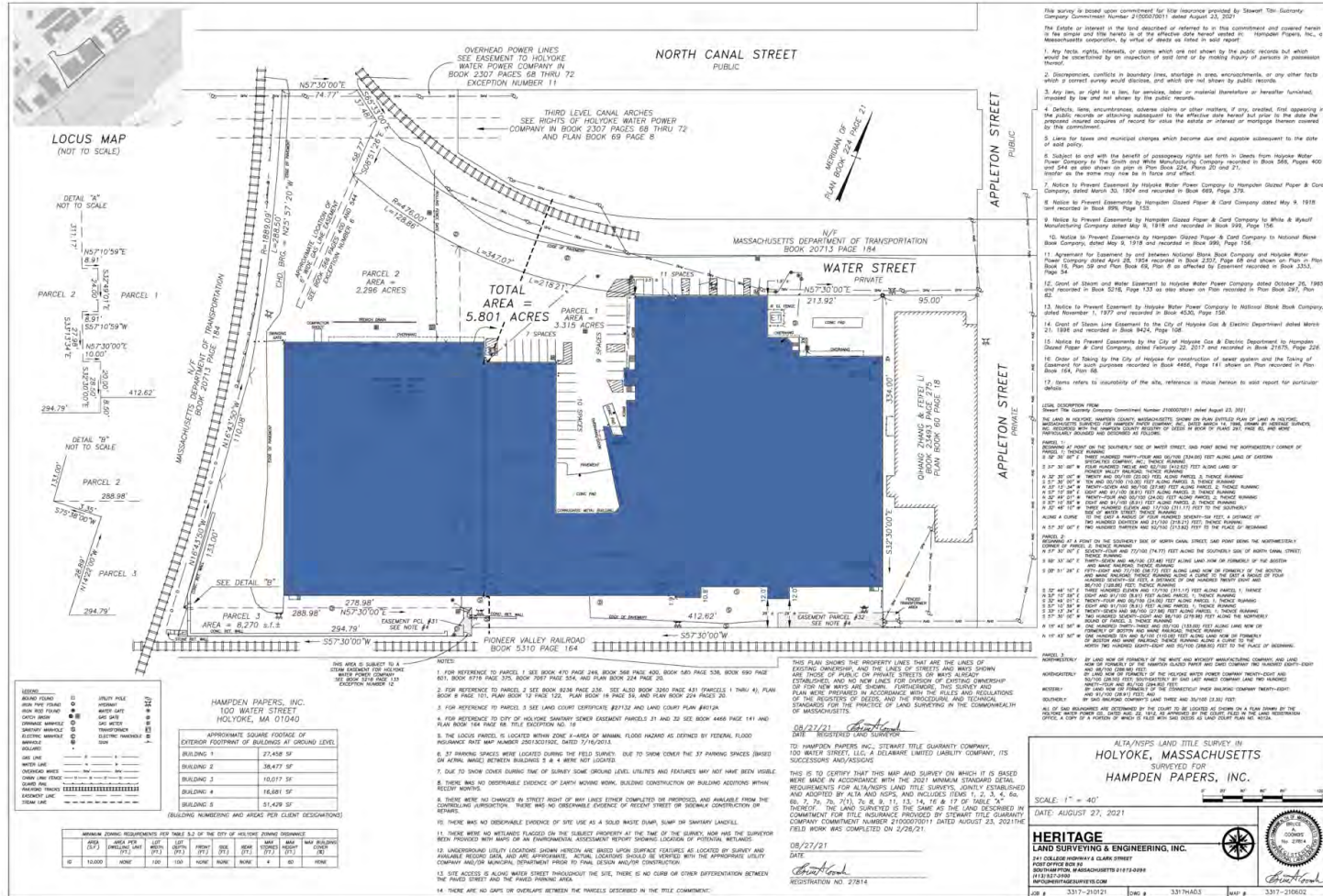
The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.



# HOLYOKE INDUSTRIAL COMPLEX

100 Water Street Holyoke, MA 01040

Site Plan



Presented By:  
**Kevin Jennings**  
413.731.7770  
kevin@jennings-re.com

**Jonathan Little**  
413.731.7770 x102  
jonathan@jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

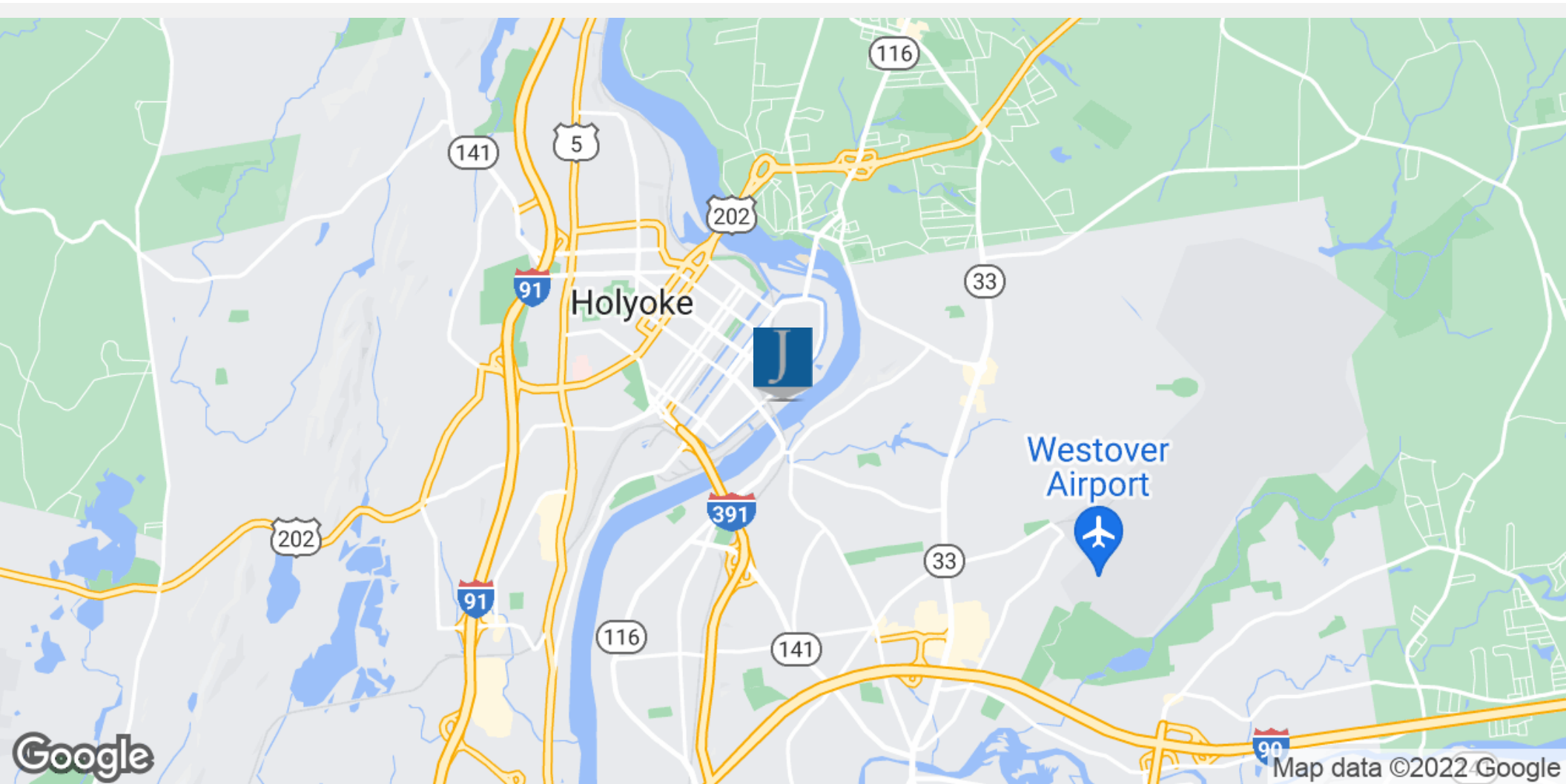
**JENNINGS**  
REAL ESTATE SERVICES, INC.

73 Chestnut Street Springfield, MA 01103  
jennings-re.com

# HOLYOKE INDUSTRIAL COMPLEX

100 Water Street Holyoke, MA 01040

Location Map



Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

# HOLYOKE INDUSTRIAL COMPLEX

100 Water Street Holyoke, MA 01040

## Disclaimer

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Jennings Real Estate Services, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is Jennings Real Estate Services, Inc., and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Jennings Real Estate Services, Inc.

Neither the Jennings Real Estate Service Inc. nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Jennings Real Estate Services, Inc with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Jennings Real Estate Services, Inc. and the Owner disclaim any and all liability for representations without warranties, expressed or implied, contained or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Jennings Real Estate Services, Inc., nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Jennings Real Estate Services, Inc. from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

J



73 Chestnut Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)