



Fully Approved Westfield Flex Development

1026 SOUTHAMPTON ROAD

Westfield, MA 01085

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

FULLY APPROVED WESTFIELD FLEX DEVELOPMENT

1026 Southampton Road Westfield, MA 01085

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	1.5 Acres
Zoning:	Business B

PROPERTY OVERVIEW

This 1.5-acre parcel is fully permitted for a 12,000 square foot building, offering a versatile layout that can be subdivided into up to eight contractor shop units. Each unit can range from 1,500 square feet up to the entire building, providing flexibility for various business needs. The design features a small office space facing the street, with shop space and a grade-level drive-in door located at the rear. Situated at the highly visible signalized intersection of Southampton Road and Summit Lock Road, this prime location sees over 13,000 vehicles passing by daily.

PROPERTY HIGHLIGHTS

FULLY APPROVED AND PERMITTED PLANS

12,000 SQUARE FOOT FLEX BUILDING

UP TO 8 UNITS AT 1,500 SQUARE FEET EACH

LOCATED AT A VISIBLE SIGNALIZED CORNER

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

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.

FULLY APPROVED WESTFIELD FLEX DEVELOPMENT

1026 Southampton Road Westfield, MA 01085

Additional Photos



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

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.

FULLY APPROVED WESTFIELD FLEX DEVELOPMENT

1026 Southampton Road Westfield, MA 01085

Site Plans

6. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
8. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. ON FEBRUARY 1, 2024.
9. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, DIS INFORMATION AND AVAILABLE RECORD DATA. R LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
10. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE CITY OF WESTFIELD MUNICIPAL GIS WEBSITE.
11. SUBJECT PARCEL IS ZONED BUSINESS B ACCORDING TO THE CITY OF WESTFIELD ZONING MAP.
12. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0190F - EFFECTIVE DATE: SEPTEMBER 17, 2014.
13. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.
14. THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF WESTFIELD WATER RESOURCES PROTECTION OVERLAY DISTRICT.

LAYOUT NOTES

1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING SITE LAYOUT.
2. IT SHALL BE THE SITE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH SITE INFORMATION SHOWN HEREON.
3. PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SAD SPECIFICATIONS WITH THE PROJECT PROPONENT AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.

SIGNAGE AND PAVEMENT MARKING NOTES

1. STRIPE ALL PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, AND ACCESSIBLE ROUTE MARKINGS AND SYMBOLS USING WHITE TRAFFIC PAINT. PAINTED ISLANDS, FIRE LANES, AND TRAVEL WAY CENTERLINES SHALL BE PAINTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL CONFORM TO AASHTO M248 TYPE "N".
2. STOP BARS SHALL BE 12" WIDE (WHITE).
3. ALL PARKING STALL LINES SHALL BE 4" WIDE (WHITE).
4. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", MASSDOT, STATE BUILDING CODE AND ADA REQUIREMENTS, AND AS SHOWN ON THE PLANS & DETAILS.

ACCESSIBILITY NOTES

1. ALL ACCESSIBLE ROUTES, TRANSITIONS, AND ACCESSIBLE PARKING/LOADING AREAS, INCLUDING ALL ENTRANCES TO BUILDING, SHALL ADHERE TO 521 CMR.
2. SHOULD THE ARCHITECT PROVIDE ADDITIONAL ENTRANCES OR MEANS OF EGRESS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.
3. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR TO NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT OF ANY CHANGES TO THE PROPOSED BUILDING THAT WOULD AFFECT THE ACCESSIBILITY REQUIREMENTS OF THE PROPOSED SITE.
4. THE CONTRACTOR SHALL REVIEW IN DETAIL THE REQUIREMENTS OF 521 CMR AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH SAID REGULATIONS.



R LEVESQUE ASSOCIATES INC.

Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants

ph: 413.568.0985 fax: 413.568.0986

40 School Street
Westfield, MA 01085

rialand.com

LAYOUT & MATERIALS PLAN
1026 Southampton Road
Westfield, MA
Map 63R Parcel 26



PREPARED FOR:

Sovereign Builders, Inc.
c/o Mr. Todd Collins
16 Center Street - Suite 215
Northampton, MA 01060

ISSUANCE DATE: May 9, 2024

REVISIONS: DATE:

DRAFTED BY: H.B.

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

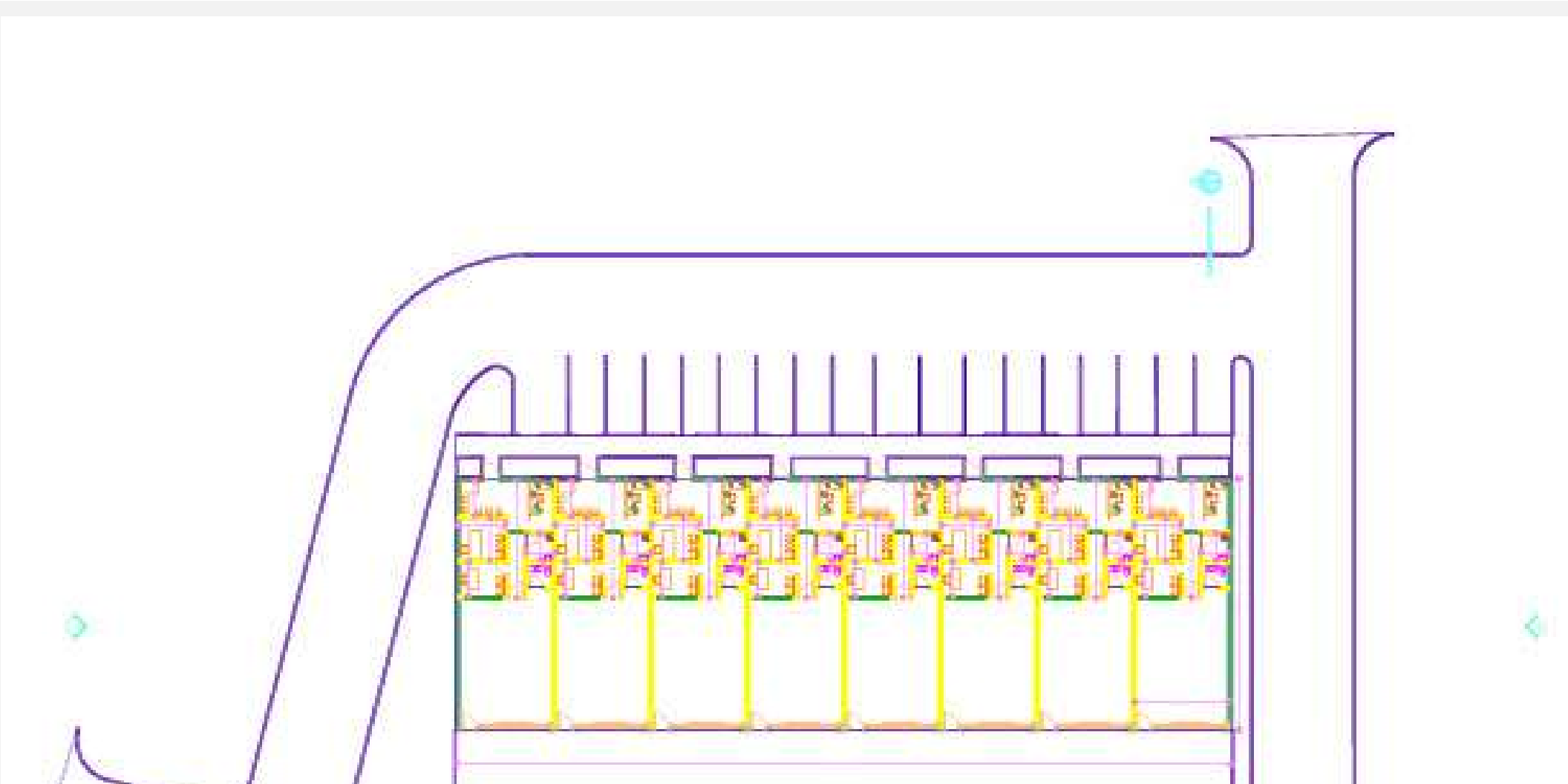
jennings-re.com

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.

FULLY APPROVED WESTFIELD FLEX DEVELOPMENT

1026 Southampton Road Westfield, MA 01085

Floor Plans



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

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.

FULLY APPROVED WESTFIELD FLEX DEVELOPMENT

1026 Southampton Road Westfield, MA 01085

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 and 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

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.

J



73 Chestnut Street Springfield, MA 01103

jennings-re.com