



Holyoke Manufacturing/Warehouse Facility

106 WINTER ST
Holyoke, MA 01040

Presented By:

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280 Bridge Street Springfield, MA 01103

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HOLYOKE MANUFACTURING/WAREHOUSE FACILITY

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,425,000
Lease Price:	\$5.75/SF NNN
Building Size:	52,354 SF + 8,184 SF Mezzanine
Lot Size:	1.41 Acres
Number of Units:	1
Real Estate Taxes:	\$82,458.45/yr
Year Built:	1960
Zoning:	IG

PROPERTY OVERVIEW

106 Winter Street in Holyoke, Massachusetts, is a 52,354-square-foot industrial building with an additional 8,184 square feet of mezzanine space. The facility features four loading docks, two 16' drive-in doors, and ceiling heights ranging from 24' to 28' in the production and warehouse areas. The building is served by a 1,500 amp, 480 volt municipal electric service. Two-thirds of the building is fully climate-controlled with 80 tons of HVAC. With its flexible layout, the space accommodates a range of industrial or commercial uses. The property is located in an established industrial area with convenient access to I-91, the Massachusetts Turnpike (I-90), and regional transportation.

PROPERTY HIGHLIGHTS

4 INTERIOR LOADING DOCKS

2 DRIVE-IN DOORS

24'-28' CEILINGS

2/3 OF THE FACILITY IS FULLY SERVED BY 80 TONS OF HVAC

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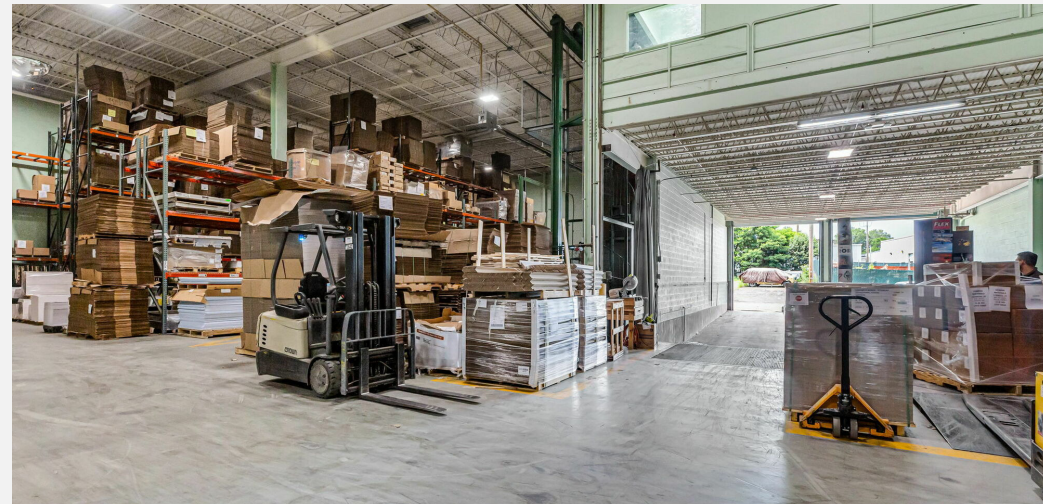
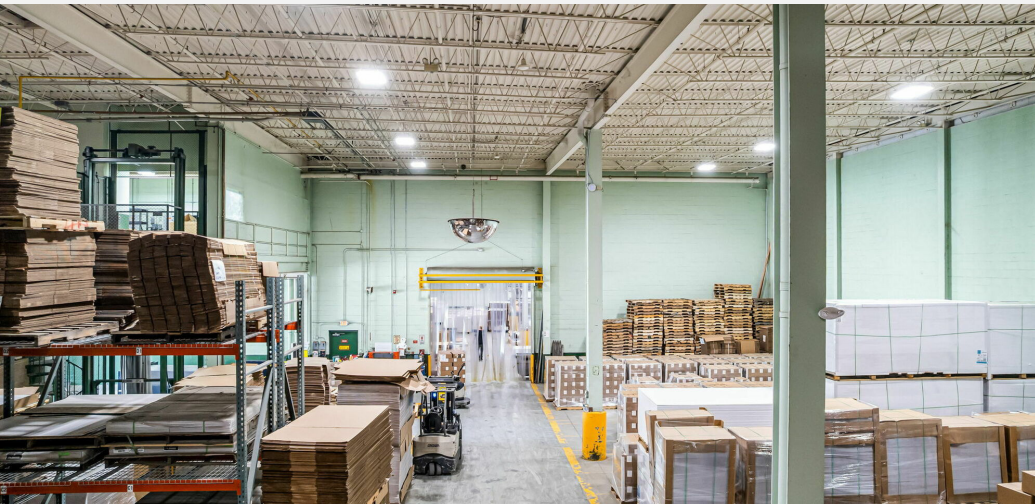
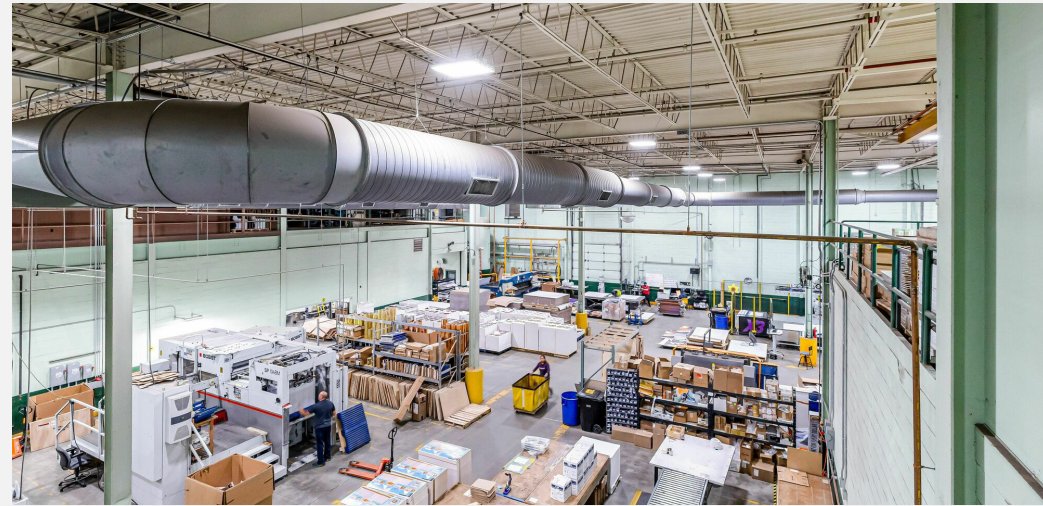
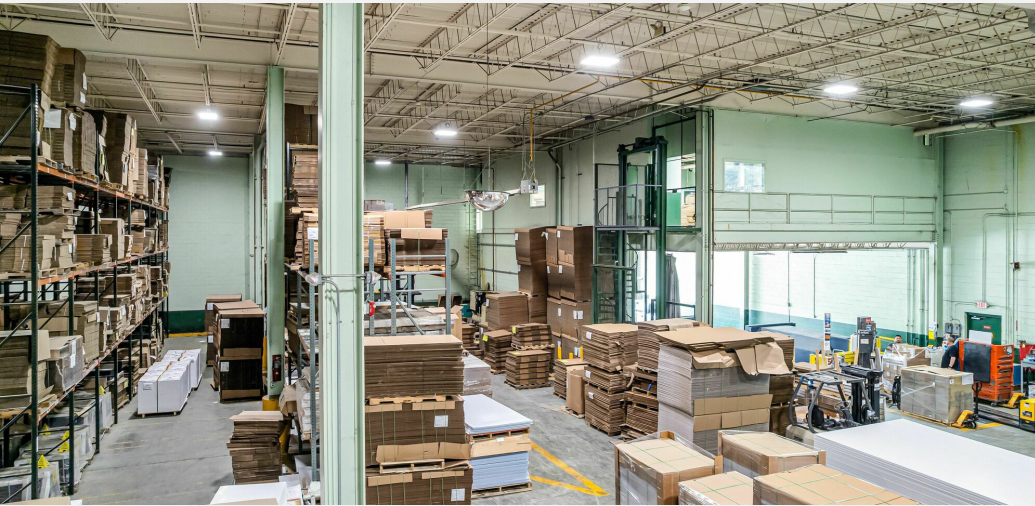
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Additional Photos



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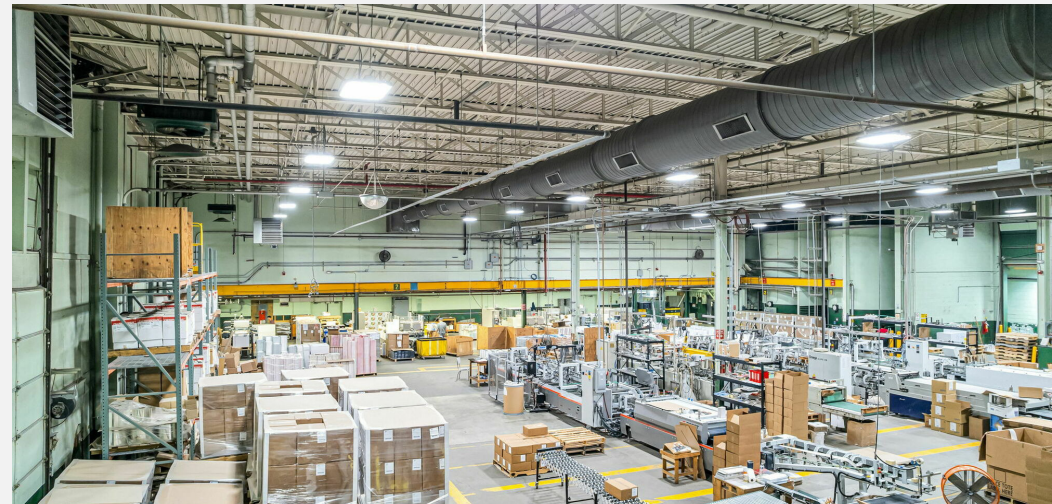
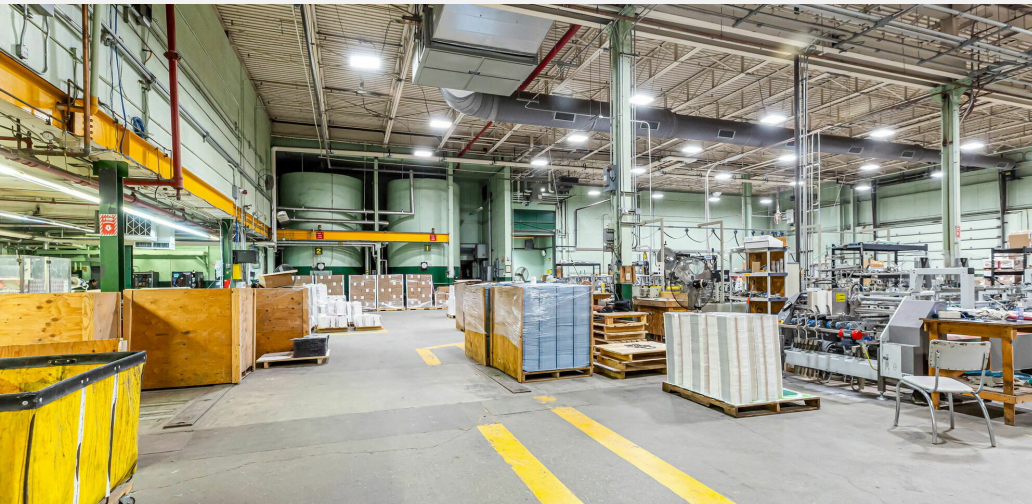
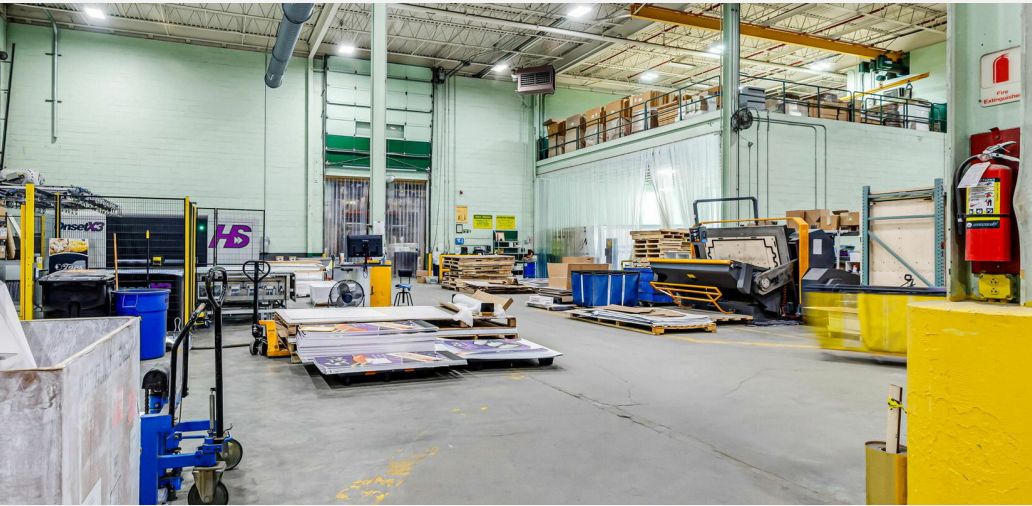
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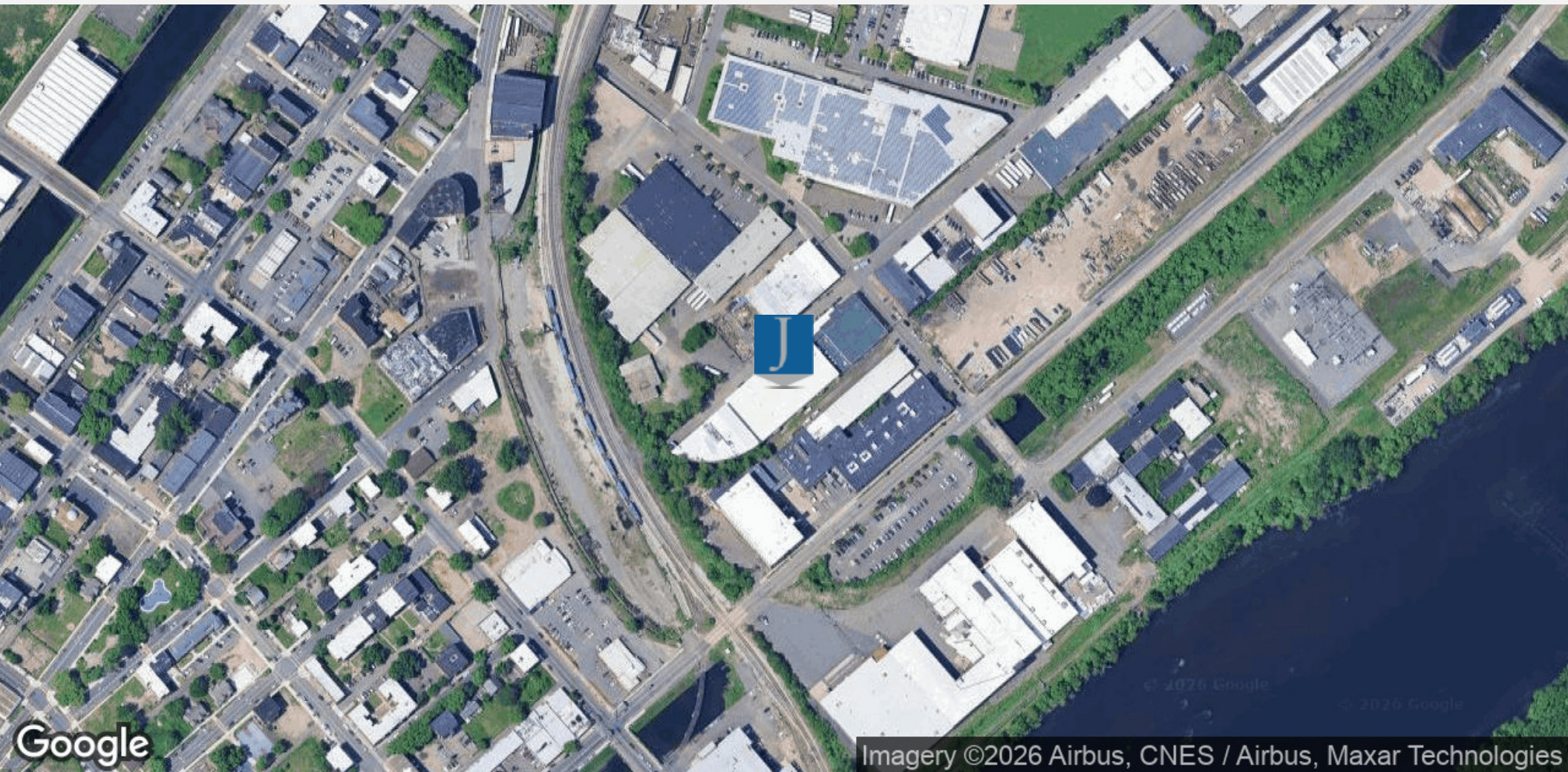
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Aerial Map



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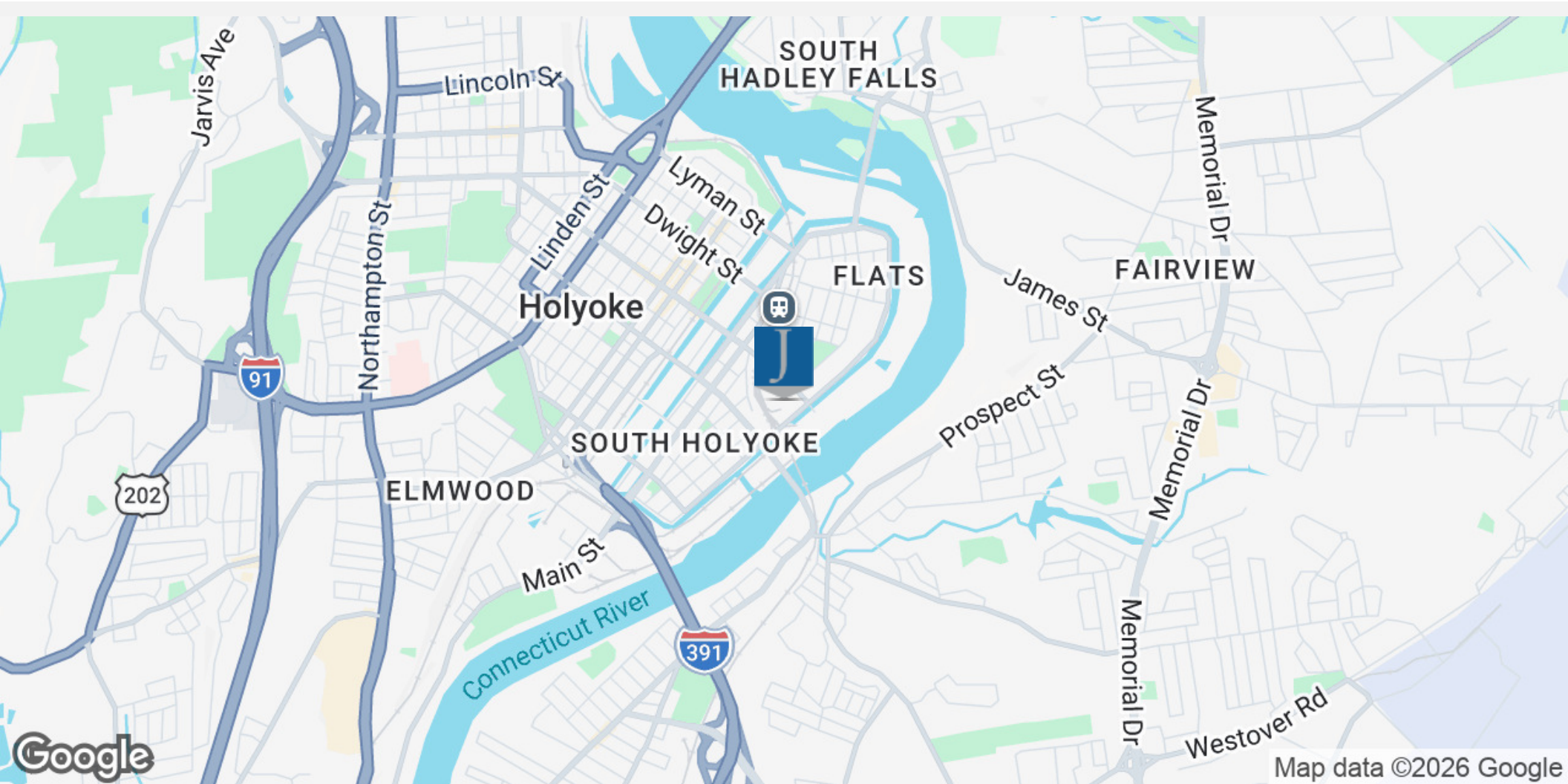
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Location Map



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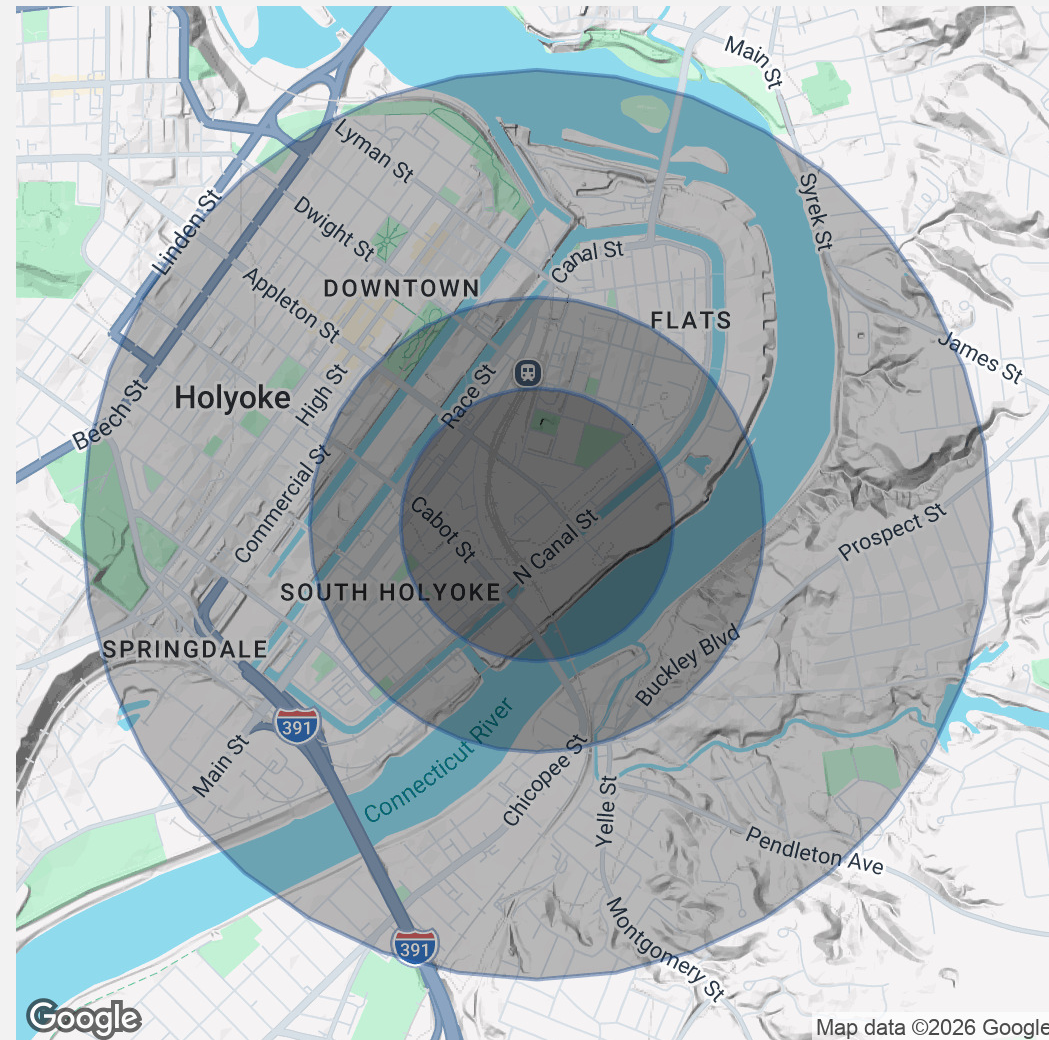
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	910	3,834	15,088
Average Age	33	33	37
Average Age (Male)	33	32	35
Average Age (Female)	34	34	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	266	1,361	6,148
# of Persons per HH	3.4	2.8	2.5
Average HH Income	\$28,742	\$39,621	\$52,786
Average House Value	\$336,547	\$308,906	\$294,077

Demographics data derived from AlphaMap



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