

For Sale

Industrial/Development Opportunity

\$2,950,000 | 171,898 SF



1 Allen Street, Springfield

Property Highlights

- Potential development opportunity
- Approved for Federal and State historic tax credits
- Located in an opportunity zone
- Historic mill building complex
- 171,898 SF of rentable space
- Mixed-use possibilities: warehouse, manufacturing, retail, office and more...
- Convenient to downtown and interstates

Property Description

Historic mixed-use mill building complex featuring 171,898 square feet warehouse, manufacturing and office space. With paved and ample parking, this property is well-maintained and has received numerous renovations since its original build in 1857 as a part of the Springfield Armory.



For more information, contact:



Jim Reardon

C: (860) 508-2192

jreardon@splotkin.com

For Sale

Industrial/Development Opportunity

\$2,950,000 | 171,898 SF

BUILDING INFORMATION

Type of Property:	Industrial Mill Complex
Property Address:	1 Allen Street - Springfield, MA
Building Size:	171,898 Square Feet (Rentable) 193,205 Square Feet (Assessor Records)
Number of Floors:	One (1) and Two (2)
Construction Type:	Masonry, Brick, Stone, Wood and Steel Framed
Exterior:	Brick and Masonry Block
Year Built:	1857, 1880, 1880, 1903 and 1941 (Renovations over the years)
Type of Roof:	Gable Shingle and Flat, Membrane
Floors:	Wood
Ceilings:	Wood Decking
Ceiling Height:	10'-14'
Heat:	Gas, FWA
Sprinklered:	Dry System

SITE INFORMATION

Total Land Area:	4.62 Acres (201,247 Square Feet)
Shape/Topography:	Irregular/Level at Street Grade
Frontage:	867.48' East and North Side – Allen Street 562.42' Southeast Side – Hickory Street
Zoning:	Industrial A (IA) Located in an Opportunity Zone
Parking/Yard Area:	Paved, Ample
Utilities:	
Water:	City of Springfield
Sewer:	City of Springfield
Electric:	Eversource Electric Company
Gas:	Eversource Gas Company
Real Estate Assessment:	\$2,533,100. (FY'2024)
Real Estate Tax:	\$93,646.92. (FY'2024) Approved for Federal and State historic tax credits

For Sale

Industrial/Development Opportunity

\$2,950,000 | 171,898 SF

AERIAL PHOTOS



Dam reconstruction work was recently completed at this site, and there is a bridge that connects both sides of the property.



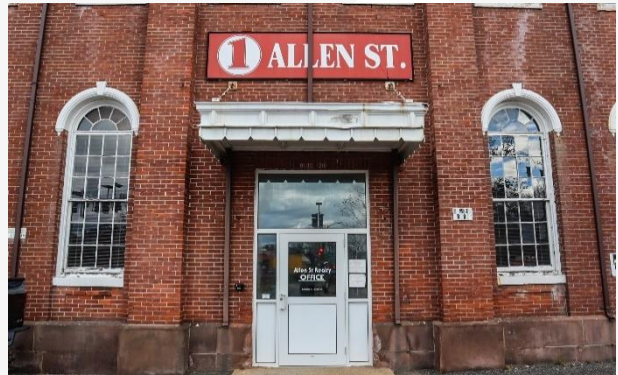
Known as the Springfield Armory Watershops, this property is located on both sides of the South Branch Mill River.

For Sale

Industrial/Development Opportunity

\$2,950,000 | 171,898 SF

PHOTOS

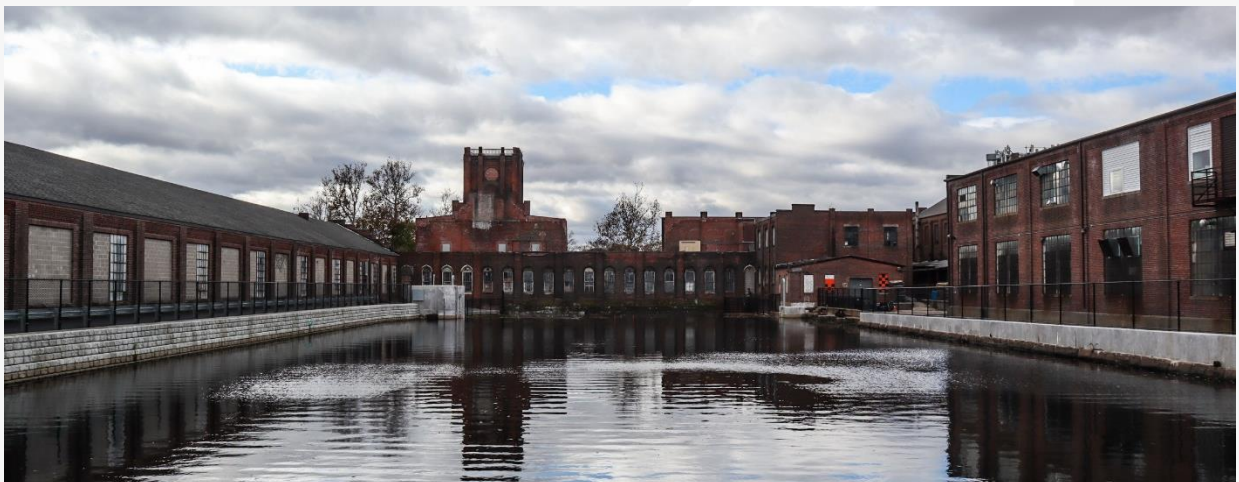


For Sale

Industrial/Development Opportunity

\$2,950,000 | 171,898 SF

PHOTOS

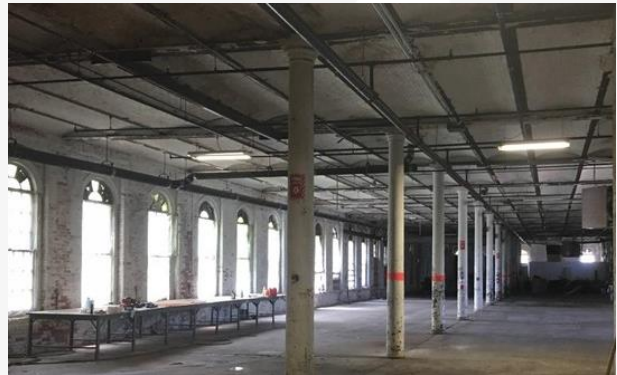


For Sale

Industrial/Development Opportunity

\$2,950,000 | 171,898 SF

PHOTOS



For Sale

Industrial/Development Opportunity

\$2,950,000 | 171,898 SF

PHOTOS



For Sale

Industrial/Development Opportunity

\$2,950,000 | 171,898 SF



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	24,899	122,527	231,324
MEDIAN AGE	33.1	35.6	37.6
MEDIAN AGE (MALE)	29.6	33.1	35.0
MEDIAN AGE (FEMALE)	37.1	37.8	39.6

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	9,235	48,888	93,584
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$59,236	\$61,467	\$67,690
AVERAGE HOUSE VALUE	\$165,913	\$170,845	\$185,725

For Sale

Industrial/Development Opportunity

\$2,950,000 | 171,898 SF



Disclaimer: This Offering Memorandum has been prepared designed to assist a potential buyer in determining whether to proceed with an in-depth investigation of the subject property. NAI Plotkin make no representations concerning the condition of the subject properties and advises prospective buyers to obtain professional assistance in this regard. Any projections contained herein represent best estimates based on assumptions that are considered reasonable. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions, prior sale or lease, change of price or terms and other changes in the information, and is subject to modification or withdrawal without notice. The contents herein are confidential and are not to be reproduced or distributed to another party without the proper written consent of NAI Plotkin and the owner.



Jim Reardon

C: (860) 508-2192

jreardon@spotkin.com