



Hadley Retail/Office Building

189 RUSSELL STREET

Hadley, MA 01035

Presented By:

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73 Chestnut Street Springfield, MA 01103

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HADLEY RETAIL/OFFICE BUILDING

189 Russell Street Hadley, MA 01035

Executive Summary



OFFERING SUMMARY

Available SF:	2,274 - 7,796 SF
Lease Rate:	\$16.00 - 17.00 SF/yr (NNN)
Lot Size:	1.49 Acres
Year Built:	2007
Building Size:	11,430
Zoning:	Business

PROPERTY OVERVIEW

There are two spaces available at the property. The first space is 7,796 square feet of former retail space and storage with a loading dock on Route 9 in Hadley. The clear span space has a 4,762 square foot retail floor and 3,034 storage or back of the house space that includes a manager's office and two bathrooms. The ceiling height on the retail floor is 10'6" and is 14'6" in the storage space. The building is climate controlled and could also be an office conversion. There is abundant on-site parking. The second space is the front suite totaling 2,274 square feet that is currently utilized as a yoga/fitness center. The space is divided into a reception/retail floor, a spin room and a hot yoga room. There is locker room space in the rear that includes a shower. There is adjacent parking and pylon signage available.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
191 Russell Street	\$16.00 SF/yr	7,796 SF
191 Russell Street, Suite A	\$17.00 SF/yr	2,274 SF

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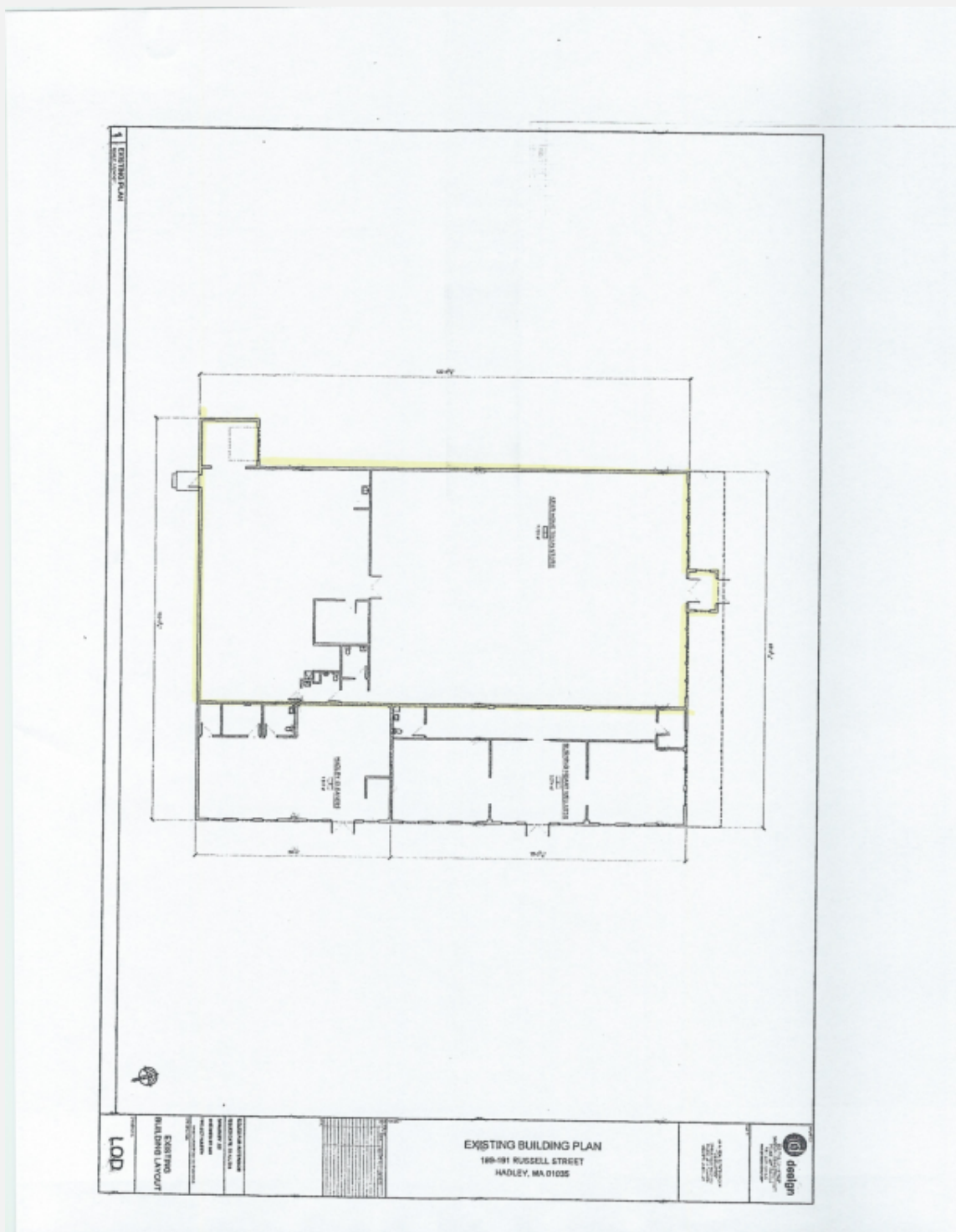
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7,796 SF Floor Plan



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Additional Photos



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Site Map



Google

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