



# Centrally Located Springfield Flex Building

## 480 SAINT JAMES AVENUE

Springfield, MA 01109

Presented By:

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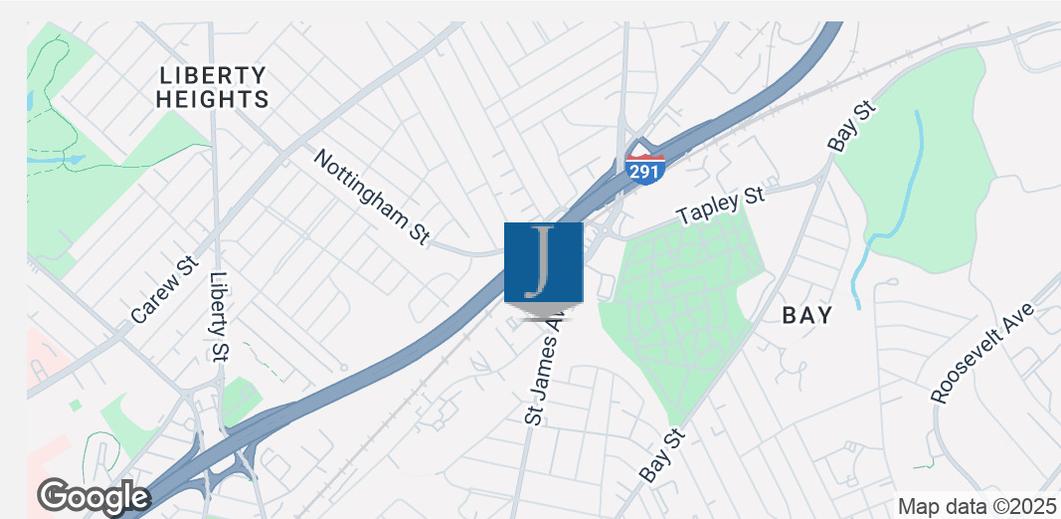
280 Bridge Street Springfield, MA 01103

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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	9,006 SF
Available SF:	5,500 SF
Lot Size:	0.929 Acres
Drive-in Doors:	1
Zoning:	BB/Industrial

### PROPERTY OVERVIEW

For lease: 5,500 square feet of adaptable industrial flex space in a desirable Springfield location. The office section includes four private offices, a reception area, a conference/break room, and two restrooms. The shop area features ceiling heights between 14 and 17 feet, with a 12' high by 14' wide grade-level door for convenient access, along with extra mezzanine storage. Located just minutes from Interstate 291, offering quick connections to the Massachusetts Turnpike and Interstate 91 for efficient regional access.

### PROPERTY HIGHLIGHTS

#### 5,500 SF OF INDUSTRIAL FLEX SPACE

#### OFFICE SPACE INCLUDES 4 PRIVATE OFFICES, RECEPTION, CONFERENCE ROOM AND MORE

#### WAREHOUSE - 14'-17' CEILING HEIGHTS, 12' X14' GRADE LEVEL DOOR

#### MINUTES TO INTERSTATE 291 AND THE REGION'S HIGHWAY SYSTEM

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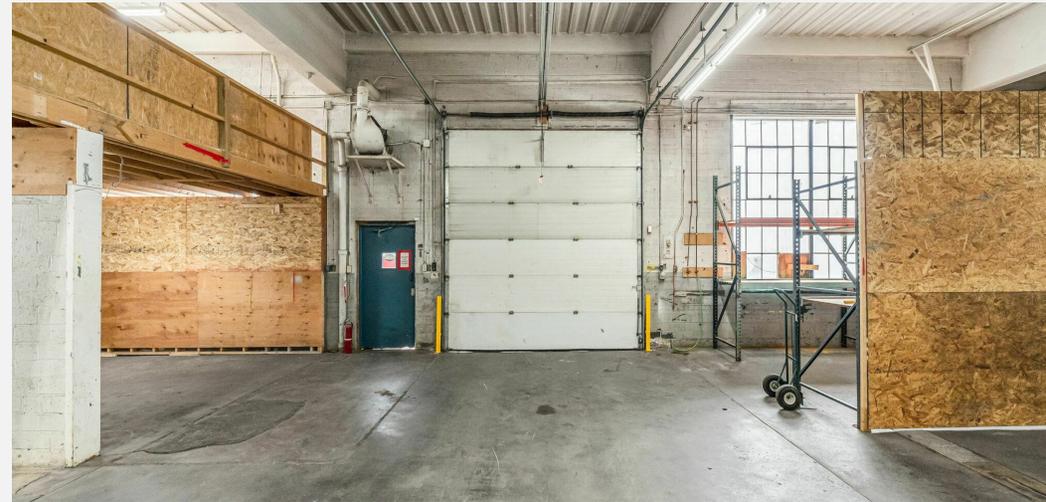
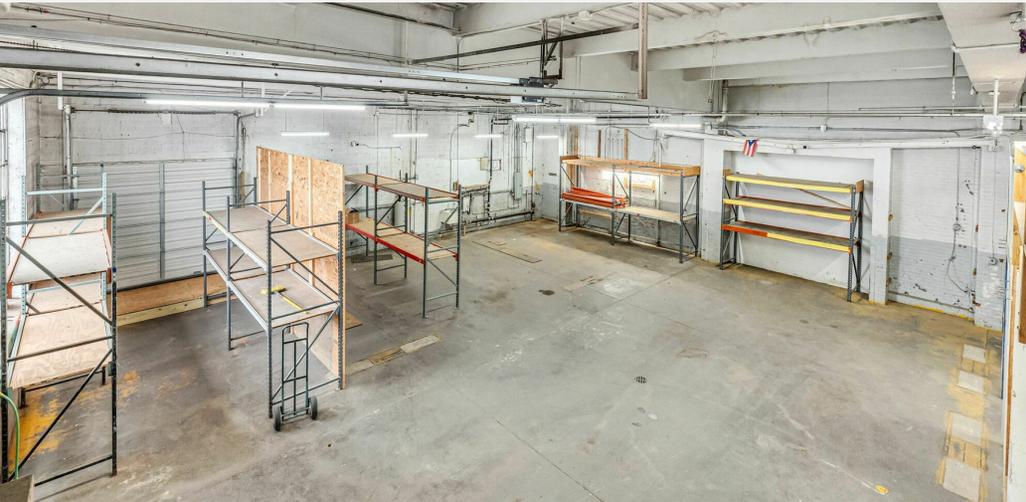
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Additional Photos



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