

OFFERING MEMORANDUM

323 LOCKHOUSE RD WESTFIELD, MA

LONGTERM SALE-LEASE BACK

231,193 SF CLASS A MANUFACTURING COMPLEX | ACTIVE RAIL



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

OFFERING MEMORANDUM

323 LOCKHOUSE RD WESTFIELD, MA

ACTIVE RAIL

LONG TERM SALE-LEASE BACK OPPORTUNITY

231,193 SF CLASS A MANUFACTURING COMPLEX | ACTIVE RAIL
SIGNIFICANT EXPANSION POTENTIAL



THE
STUBBLEBINE
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CORFAC INTERNATIONAL

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THE OFFERING

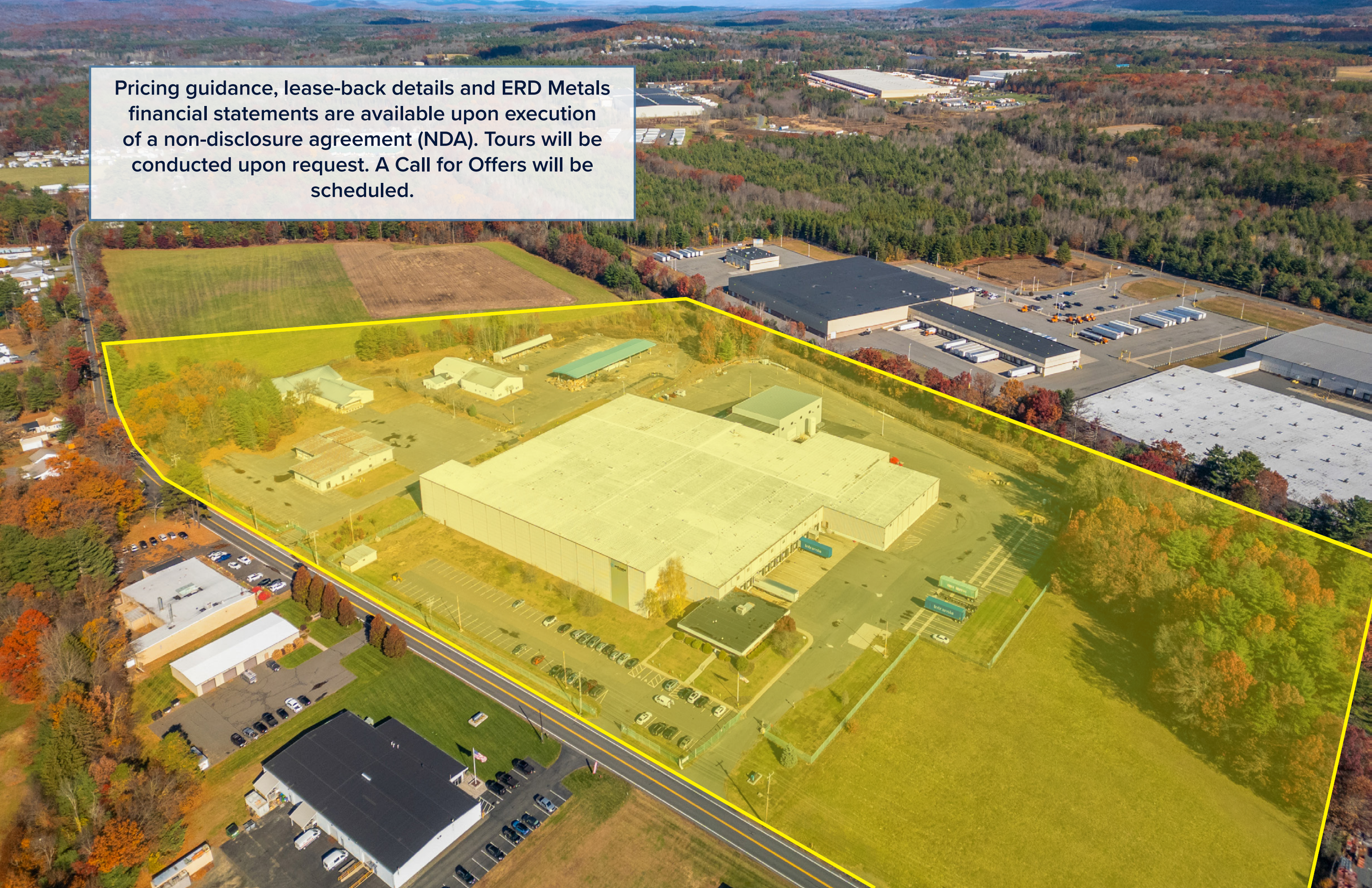
As the exclusive agent, The Stubblebine Company / CORFAC International is pleased to offer 323 Lockhouse Road in Westfield, Massachusetts, a 231,193 SF rail-served world class manufacturing facility with significant expansion potential, as a sale-lease back opportunity. Strategically ensconced in the region's most dynamic industrial park, the property benefits from active rail service supporting efficient inbound and outbound logistics. It will be leased on a long term basis to ERD Metals, which is owned by Erdoganlar Advanced Aluminum Solutions, one of the largest aluminum manufacturing companies in Europe.

Highlights include:

- | | |
|---------------------|--|
| • Sale offering: | Sale-lease back |
| • Tenant: | ERD Metals |
| • Parent Company: | Erdoganlar Advanced Aluminum Solutions |
| • Term: | 15-20 years |
| • Type of Lease: | NNN |
| • Pricing Guidance: | Market |

01 EXECUTIVE SUMMARY

Pricing guidance, lease-back details and ERD Metals financial statements are available upon execution of a non-disclosure agreement (NDA). Tours will be conducted upon request. A Call for Offers will be scheduled.





02

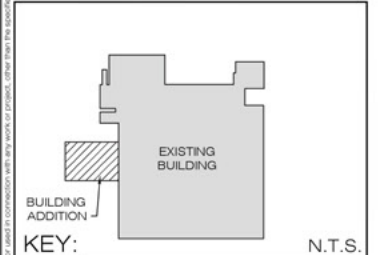
PROPERTY
OVERVIEW

PROPERTY DETAILS



COMPLEX SIZE	231,193 SF (SIGNIFICANT EXPANSION POTENTIAL)	TRAILER PARKING	85 SPACES
SITE SIZE	26.09 ACRES (12.79 ACRES OF PAVED AREA)	LIGHTING	FLUORESCENT
CEILING HEIGHT	24’ – 30’ CLEAR	OFFICE SPACE	6,000 SF
COLUMN SPACING	24’ X 50’	SPRINKLERS	FULL WET SYSTEM
LOADING DOCKS	23 PLUS 4 RAIL DOORS (THREE-SIDED LOADING)	ROOF	METAL SEAM ROOF
DRIVE IN DOORS	1	HVAC	DUAL FIRED (OIL AND NATURAL GAS) HEATING UNITS
AUTO PARKING	156	ELECTRICAL	6,000 AMP ELECTRICAL SERVICE 277/480 VOLTS
RAIL	ACTIVE SERVICE (PIONEER VALLEY WHICH CONNECTS TO CSX)	ELECTRIC	WESTFIELD GAS AND ELECTRIC
BUILDING UPGRADES	\$8.8M INSTALLED SINCE 2023 (CAPITAL IMPROVEMENTS LIST AVAILABLE UPON REQUEST)	NEW EQUIPMENT	\$20M INSTALLED SINCE 2023 (EQUIPMENT LIST AVAILABLE UPON REQUEST)

A1 OVERALL FIRST FLOOR PLAN.DWG 7/2/2024 6:27 PM



OVERALL FIRST FLOOR PLAN

Δ	Date	Revisions
1		
2		
3		
4		
5		
6		
7		

FOR PERMIT ONLY 7-02-24

Scale: AS NOTED

Date: 7-02-24

Drawn By:	JF
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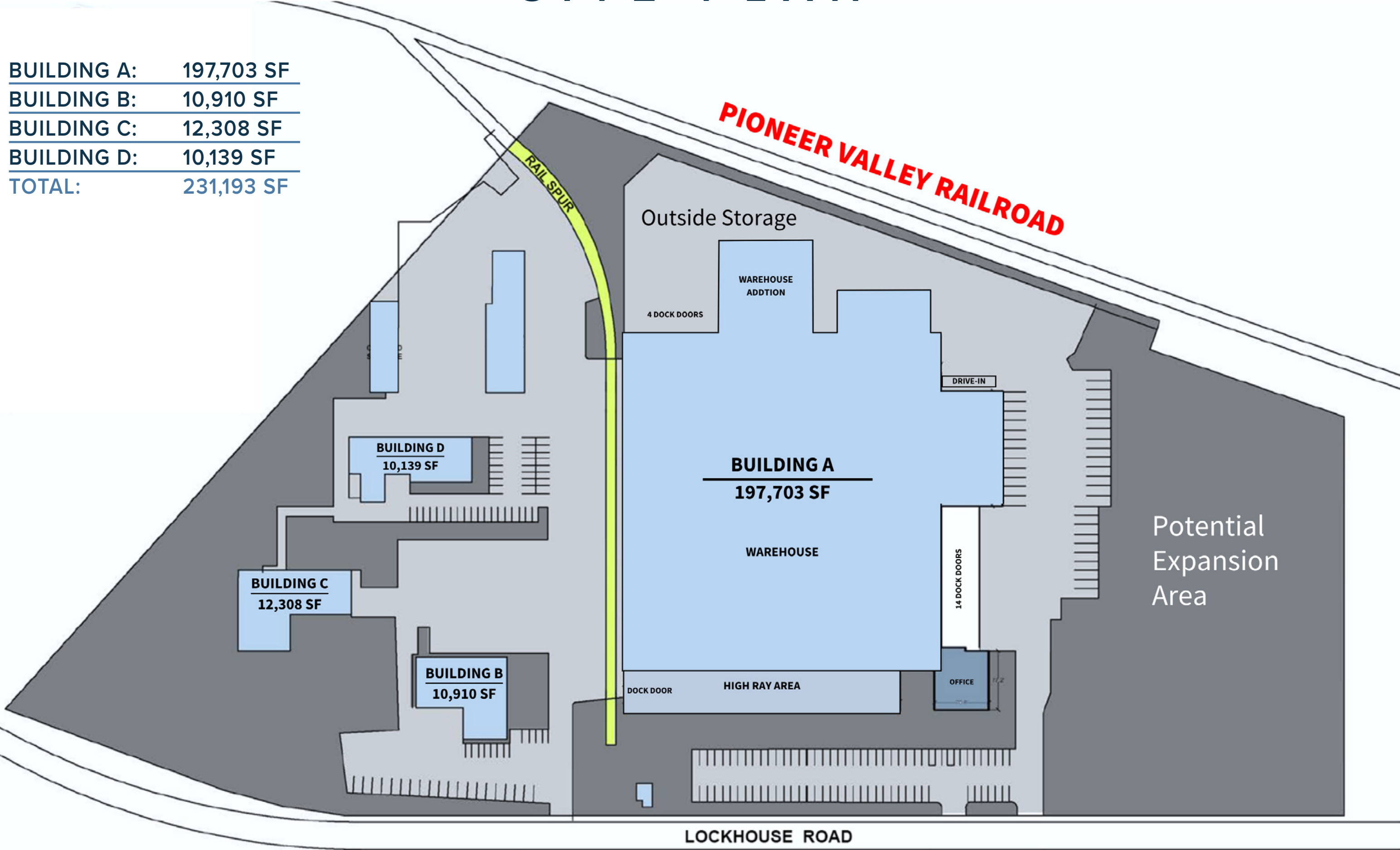
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Drawing:

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S I T E P L A N

BUILDING A:	197,703 SF
BUILDING B:	10,910 SF
BUILDING C:	12,308 SF
BUILDING D:	10,139 SF
TOTAL:	231,193 SF



SITE PLAN

CONTRACTOR TO VERIFY ALL DOOR AND OPENING LOCATIONS WITH FINALIZED ARCHITECTURAL DRAWINGS

OVERHEAD DOORS TO BE USED FOR VENTILATION (NOT LOADING DOCKS)

TOP OF RAMP TO MATCH F.F.E.

PROPOSED TIGHT TANK

CONC. PAD W/OIL BOLLARDS (TYP.)

PROPOSED WAREHOUSE ADDITION

PORTION OF WAREHOUSE TO BE RENOVATED

PORTION OF WAREHOUSE TO BE RENOVATED

PORTION OF WAREHOUSE TO BE RENOVATED

INSTALL SILT-FENCE

INSTALL INLET PROTECTION

INSTALL INLET PROTECTION

INSTALL INLET PROTECTION

INSTALL INLET PROTECTION

INSTALL INLET PROTECTION

ADA ACCESSIBLE SPACES (2% MAX. CROSS SLOPE)

INSTALL INLET PROTECTION

Lockhouse Road

Scale: 0 20 40 80



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL





03

COMPANY
OVERVIEW



ERD METAL USA

ERD Metal is a leading aluminum manufacturing, extrusion, and distribution company offering a wide range of products and services, including custom fabrications, inventory stocking, custom aluminum extrusions, and more. With a level of customer service equal to our product quality, striving to offer streamlined, cost-effective, and stellar quality.

ERD Metal is owned by Erdoganlar Aluminum, a leading manufacturer in Turkey.



ERDOGANLAR ADVANCED ALUMINUM SOLUTIONS

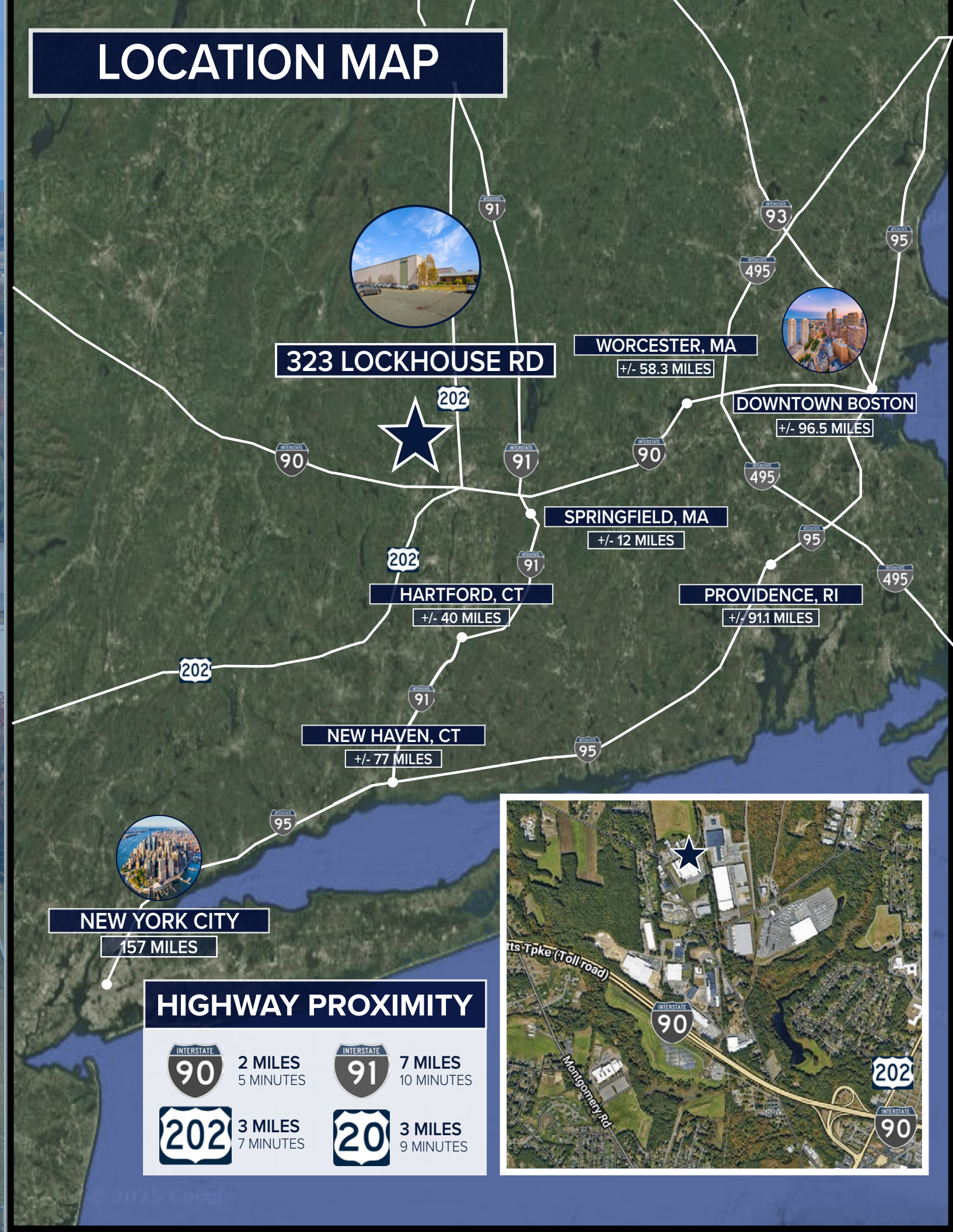
Since its establishment in 1987, Erdoganlar Aluminum strives to deliver not only excellent aluminum extrusion, custom fabrication, and high-quality finishes, but also custom and personalized services to fulfill the requirements of each partner (from the onset of designs to delivering the final product, and beyond)

Erdoganlar Aluminum also owns ERD Metal Canada, Quup Heating, Protrim and Ever Aluminum.





LOCATION MAP



HIGHWAY PROXIMITY



2 MILES
5 MINUTES



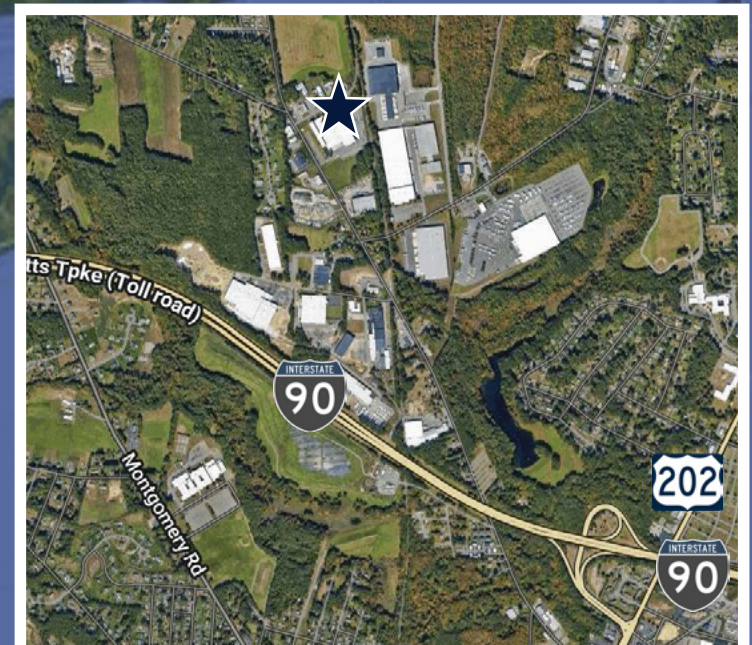
7 MILES
10 MINUTES

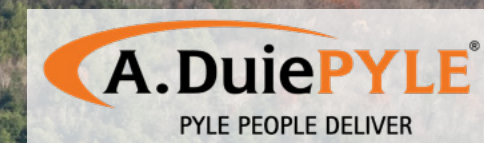


3 MILES
7 MINUTES



3 MILES
9 MINUTES





323 LOCKHOUSE RD.





05 LOCATION OVERVIEW

WESTFIELD, MASSACHUSETTS

Westfield, Massachusetts, combines small-town charm with dynamic growth, offering residents and businesses the perfect balance of community, accessibility, and opportunity. Nestled in the scenic Pioneer Valley, Westfield is surrounded by natural beauty, with easy access to outdoor recreation at Stanley Park, a 300-acre landmark featuring botanical gardens, walking trails, and athletic fields, as well as the nearby Westfield River and the expansive Berkshire Mountains for hiking, skiing, and year-round adventure.

Downtown Westfield continues to evolve as a vibrant hub of local commerce and culture, home to popular destinations such as Skyline Beer Co., Two Rivers Burrito Co., and Circuit Coffee. The city’s historic character blends seamlessly with new development, making it an attractive environment for both established businesses and new ventures. Residents also benefit from proximity to major shopping and dining options at the Holyoke Mall and the growing retail corridors along Routes 20 and 202.

Westfield’s commitment to education and innovation is anchored by Westfield State University, one of the region’s leading public institutions offering a wide range of undergraduate and graduate programs. The city’s central location also provides convenient access to other major academic centers, including the University of Massachusetts Amherst, Springfield College, and Western New England University—all within a 30-minute drive.

Transportation in Westfield is highly accessible, with direct connections to

Interstate 90 (Mass Pike) and Interstate 91, allowing easy travel to Springfield in 15 minutes, Hartford in 40 minutes, and Boston in just over 90 minutes. The nearby Westfield-Barnes Regional Airport supports both general aviation and military operations, while Bradley International Airport—located just 30 minutes south—offers full commercial air service.

With its strong educational base, evolving downtown, and excellent regional connectivity, Westfield offers an exceptional quality of life and a thriving environment for business, education, and recreation.

DEMOGRAPHICS

	5 Miles	10 Miles	50 Miles
Population	46,890	280,046	2,941,240
2029 Projection	45,559	268,969	2,879,200
Average Income	\$117,068	\$87,181	\$111,118
Businesses	2,138	18,795	93,679



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SALE-LEASE BACK
OFFERING MEMORANDUM

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