



# SALE PACKAGE

**372 Pasco Road**  
Springfield, MA 01119

# Contact

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# SUMMARY

Region Commercial Real Estate is pleased to present on an exclusive basis this approximately 66,000 square foot industrial property located on the busy Pasco Road in Springfield, MA, near Boston Road/Route 20.

This highly versatile industrial property with multiple buildings and large outdoor yard area, is an excellent warehouse property in the greater Springfield marketplace. The building features ample loading and dock delivery access, overhead doors, as well as truck parking locations. Inside the property features office areas for employees and highly versatile warehouse space.

The property is currently vacant, offering immediate potential for an industrial user or an investor. If you are interested or would like to schedule a tour, please reach out to our team.





372 Pasco Road

Total Acreage	4.32
Building Size (SF)	66,000
Year Built	1952/1962/multiple
Stories	2 (Partial 2nd floor office)
Foundation	Concrete
Loading Dock	Nine (9) (7'10" x 8')
Overhead Doors	Five (5)
Ceiling Height	14.5' - 21'
Sprinklers	Yes
Roof	TPO
Parking	Ample On-site Outdoor Storage

Restrooms	Multiple Sets
Electricity	800 amp
Gas	Eversource
Water	Municipal
Sewer	Municipal
Gas	Yes
Zoning	Industrial A
Frontage	500'

**PLEASE NOTE:**  
Information provided here is based on records maintained by the city & town. All prospective buyers must conduct their own analysis to determine the subject property's suitability for their needs.

# REGION

COMMERCIAL

# LOCATION



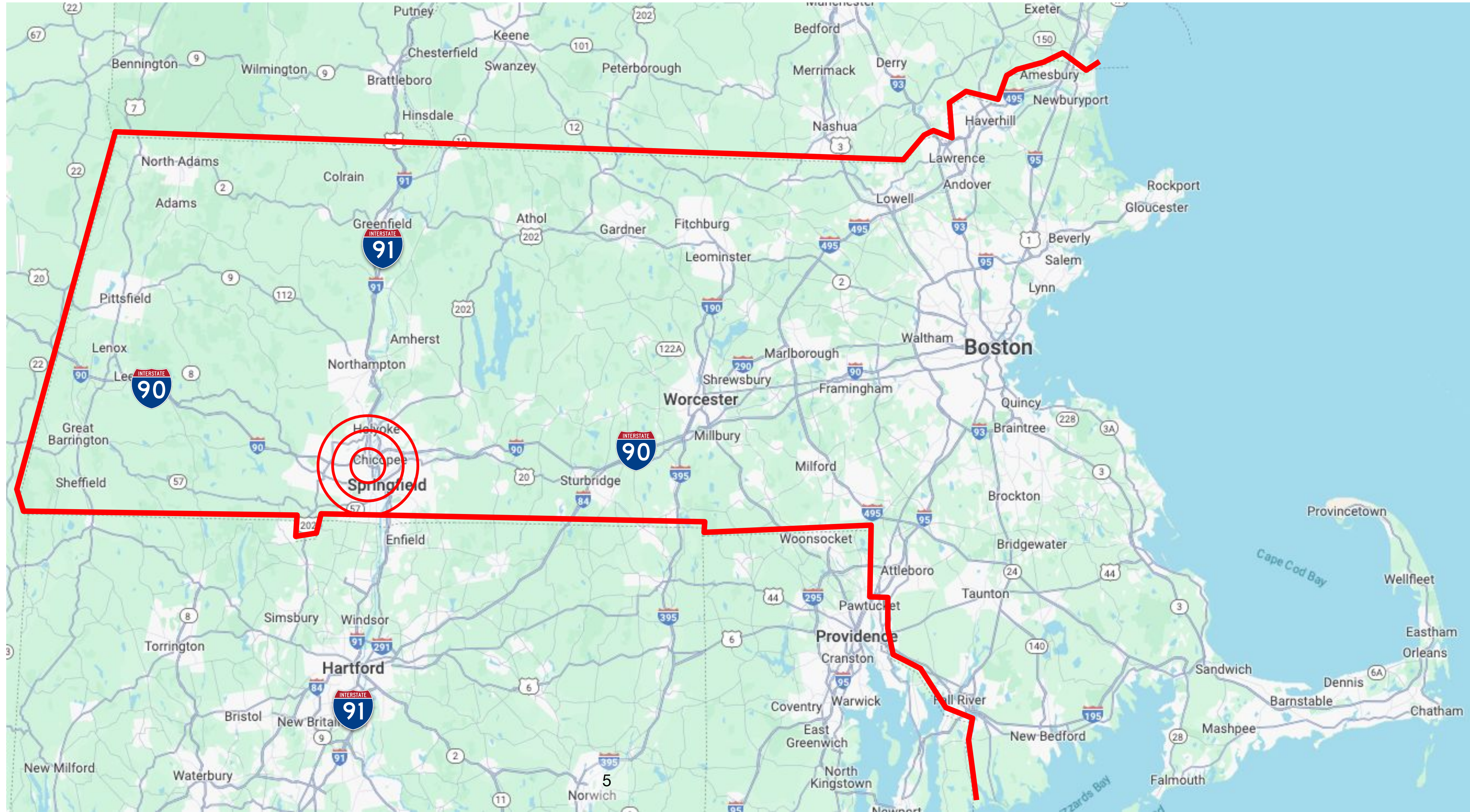
**SPRINGFIELD**  
11 Minutes



**HARTFORD**  
31 Minutes



**BOSTON**  
90 Minutes



# REGION

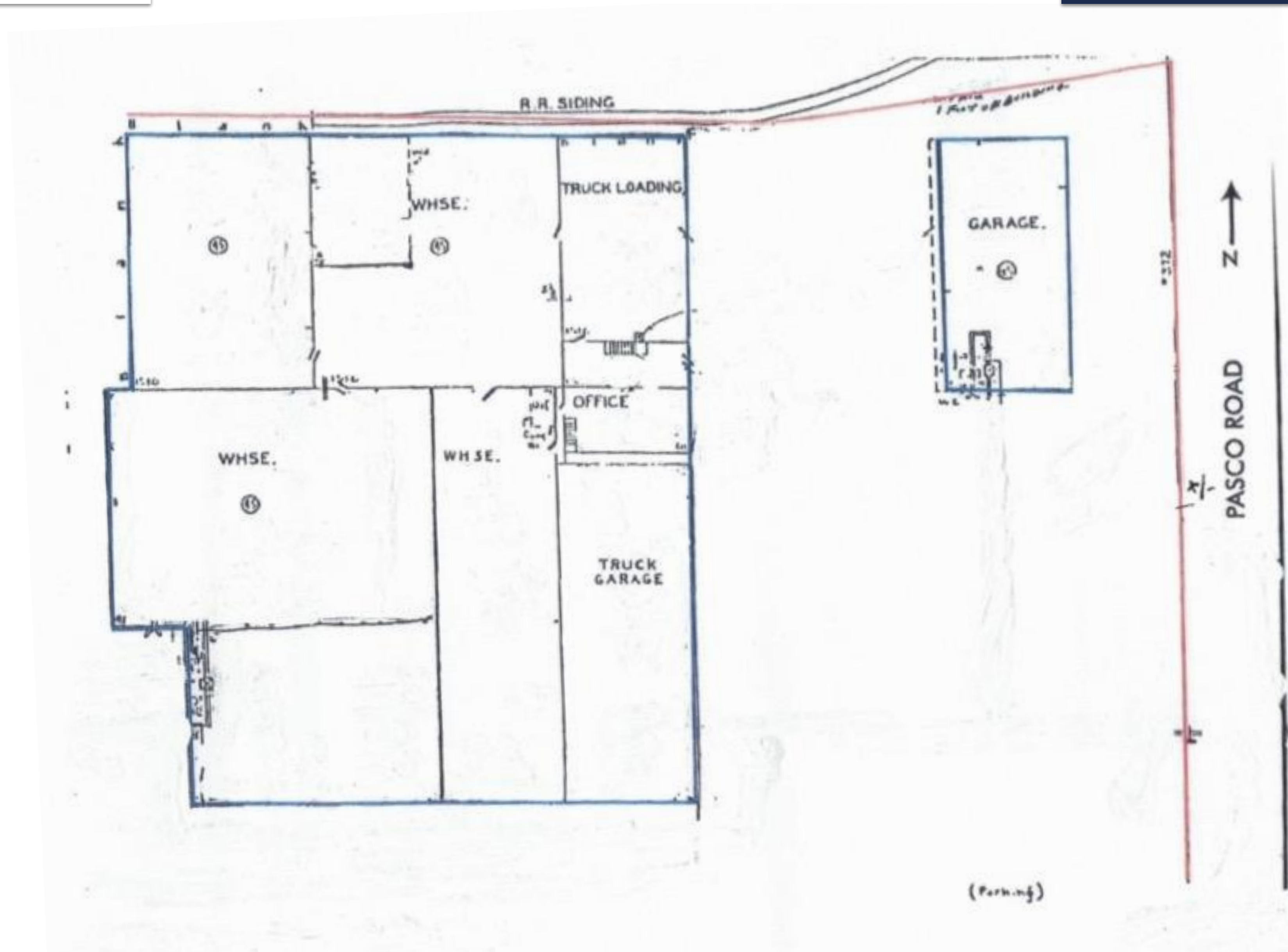
COMMERCIAL

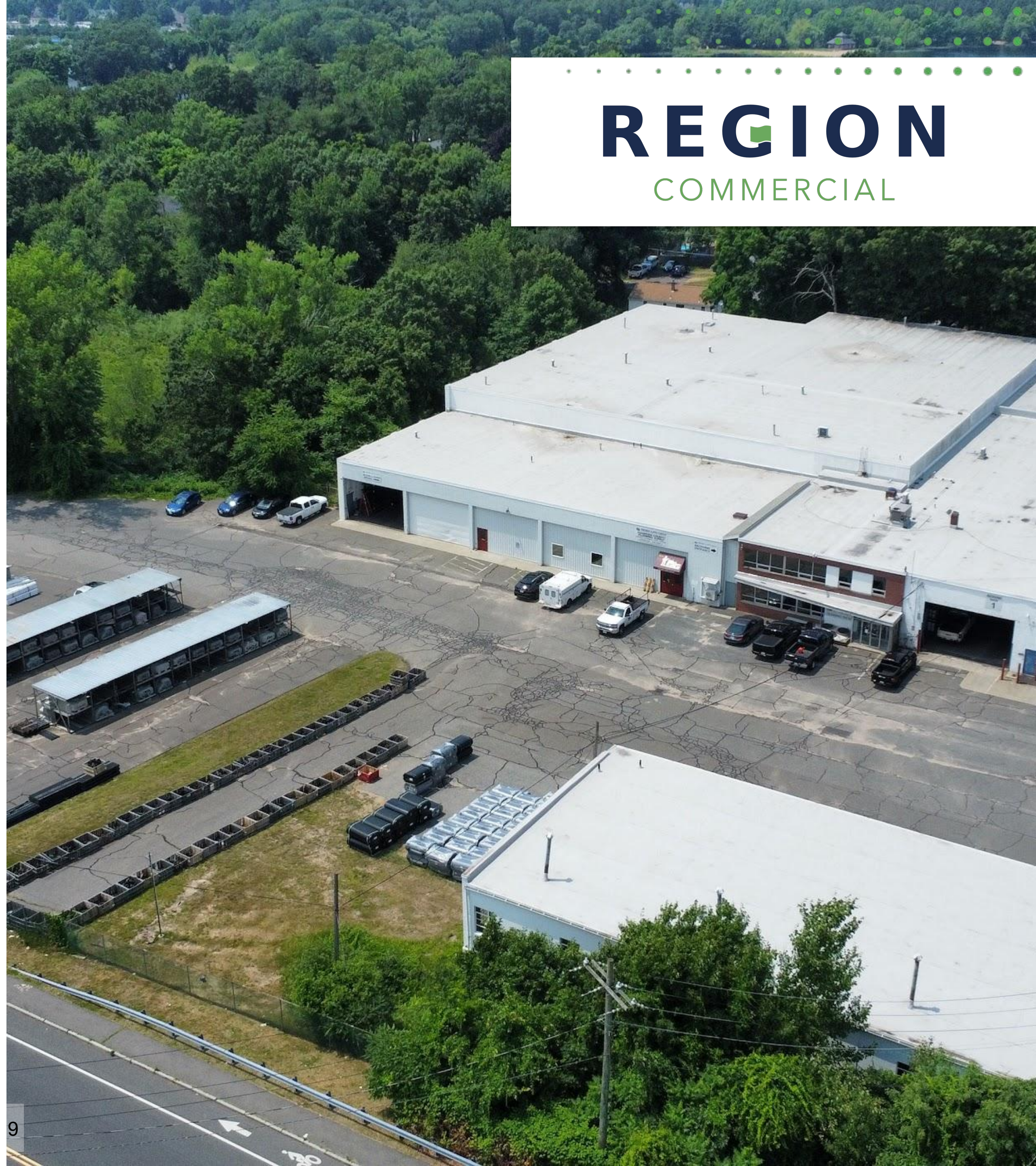
Nearby you can find national retailers such as Lowes, Stop & Shop, Harbor Freight, and the busy Route 20/Boston Road featuring approximately 21,000 Average Daily Traffic Count at the Pasco Road intersection.

# LOCATION









# REGION

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# REGION

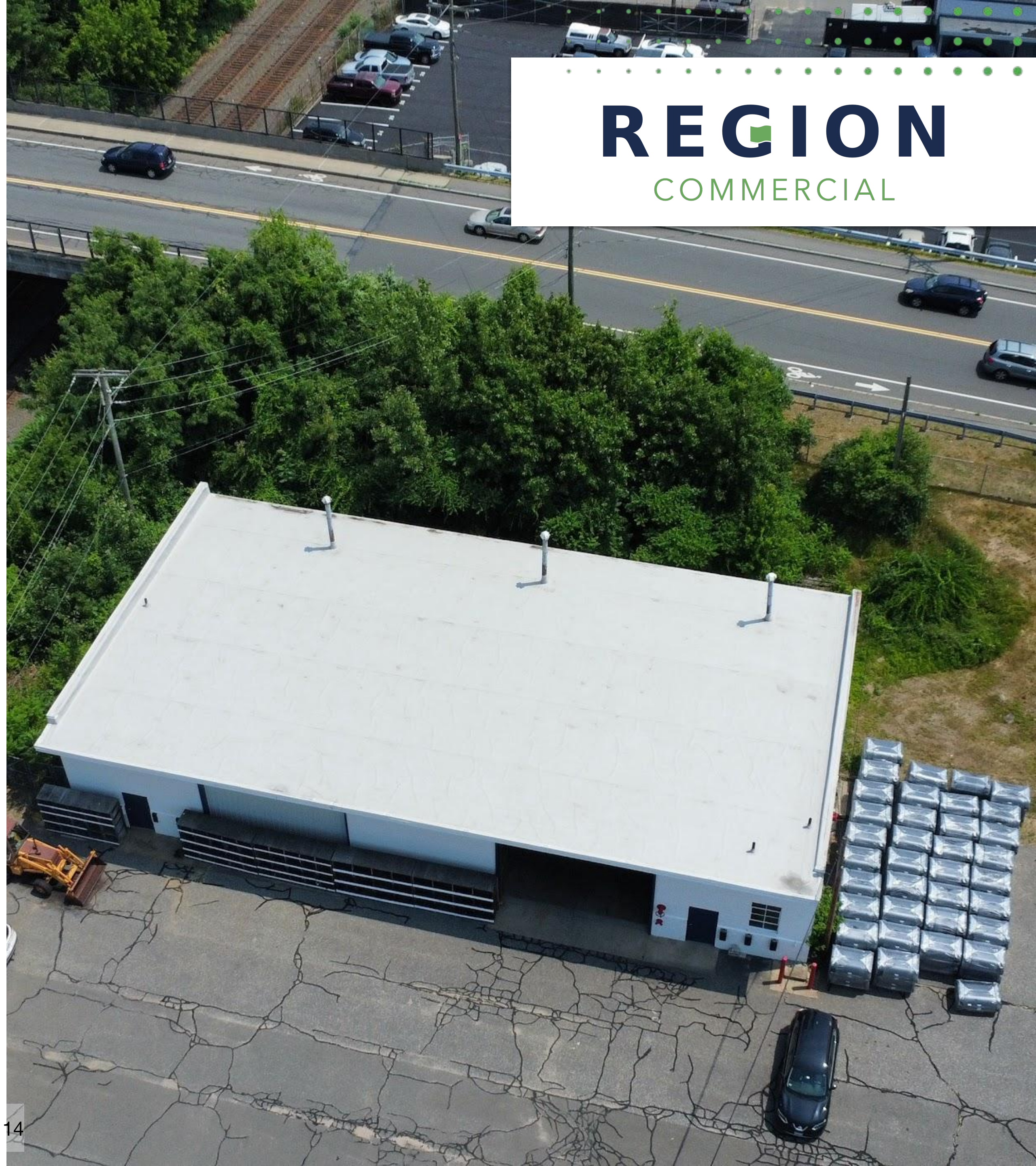
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