

# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

**For Sale or For Lease**

*152,933SF, sub-dividable*

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26GSears LLC, Member Sandeep Gupta, [SGUPTA138@gmail.com](mailto:SGUPTA138@gmail.com), 408 888 9082

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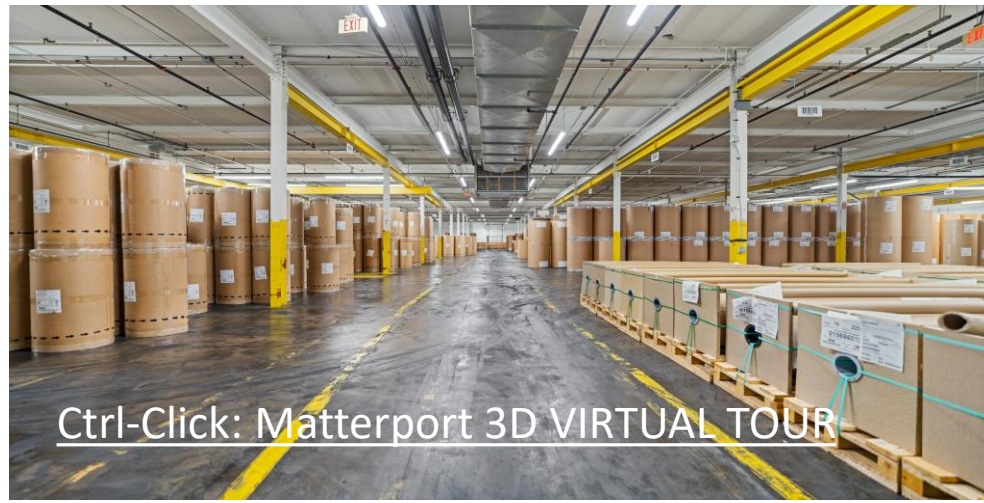
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*Property Details*

- Outstanding location close to Hwy, downtown, city center.
- 15 docks, 2 drive-ins
  - 4 railroad docks, 321' on west side
  - 11 more docks, 4 at an angle
  - Large 16x24ft drive-in @Baldwin St
- Total interior space 152,933SF
  - ~135,513SF 1<sup>st</sup> Floor, sub-dividable ~71,000SF (26Ft ceiling) includes 6000SF office, ~64,500SF (20-23)Ft ceiling.
  - ~17,420SF of 2<sup>nd</sup> Floor Mezzanine in ~15,680 & ~1740SF sections
- 3.8 Acre lot, 20 parking + street parking



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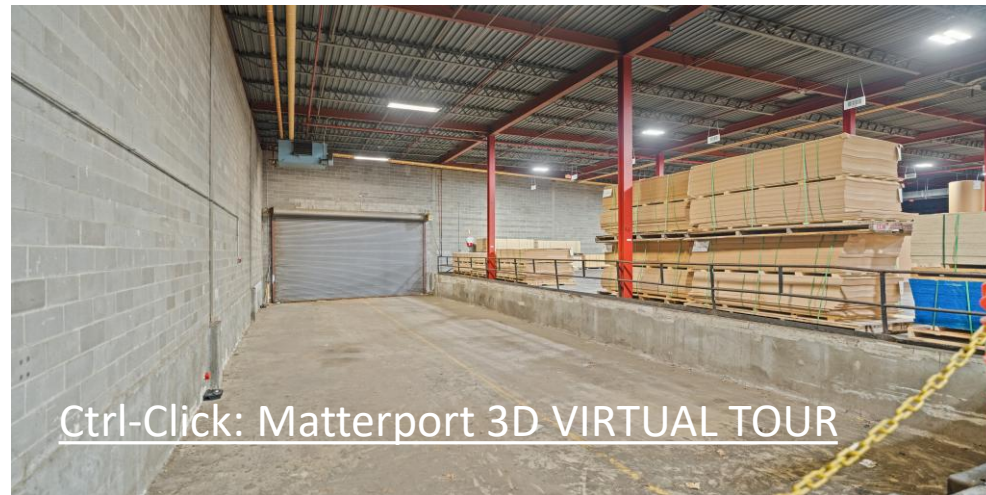
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*Property Details Contd.*

- 6,369SF office space spread in 3 different areas
- CSX rail with spur next to the 64,500SF section with 4 docks on 321' West Side
- Sprinklered, 24Ft column spacing.
- **3000A/3Phase 480V, 1.5MW power available; 4 ext. levelers**
- 1952 built, upgraded over last 20 years including angled docks, security, HVAC.
- Roof (TPO, 2007). RUL till ~2032, no leaks. ***ROOF A SIGNIFICANT ASSET FOR MA SMART SOLAR ROOF PROGRAM***



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*Pricing (REDUCED)*

- **For Sale (CALL FOR PRICING)**
  - .....
- **For Lease, Entire Main Level Space**
  - 135,513 SF at **\$5.0/SF + NNN**
- **OR SUBDIVIDE MAIN LEVEL SPACE**
  - 64,500 SF at **\$5.5/SF + NNN**
  - 71,000 SF at **\$5.5/SF + NNN**
- **For Lease, 2<sup>nd</sup> Floor 17,420SF Space**
  - @ **\$2.5/SF**
- **Low Current NNN \$1.38/SF (Taxes ~\$122K, Ins. ~\$33K, R&M \$32,000)**



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*Lease Comparables*

Sign Date	Start Date	Address	City	SF Leased	Rent/SF/Yr	Services	Rent Type	Tenant	Move-in Date	Submarket
Jul 2023	Sep 2023	<a href="#">330 Stone Rd</a>	Windsor	71,426	\$7.95	NNN	Asking	Keystone Automotive Operations, Inc.	Sep 2023	Windsor
Oct 2023	Nov 2023	<a href="#">53 Manning Rd</a>	Enfield	100,000	\$5.00	IG	Asking		Nov 2023	Enfield
Nov 2023	Nov 2023	<a href="#">219-239 W Service Rd</a>	Hartford	425,294	\$5.07	NNN	Starting	Sims Limited	Nov 2024	Hartford
Nov 2023	Nov 2023	<a href="#">219-239 W Service Rd</a>	Hartford	425,294	\$5.07	NNN	Starting	Metal Management Aerospace	Nov 2023	Hartford
Jul 2023	Dec 2023	<a href="#">11 Berkshire St</a>	Holyoke	59,000	\$4.50	MG	Asking		Dec 2023	Hampden County
Oct 2023	Mar 2024	<a href="#">53 Manning Rd</a>	Enfield	74,000	\$4.25	IG	Asking	SOLogistics	Mar 2024	Enfield
Jun 2024	Sep 2024	<a href="#">100 Palmer Ave</a>	West Springfield	190,582	\$3.50	NNN	Asking		Sep 2024	Hampden County
Jan 2025	Jan 2025	<a href="#">215 Moody Rd</a>	Enfield	82,000	\$5.75	NNN	Starting		Jun 2025	Enfield
Feb 2025	Feb 2025	<a href="#">25 International Dr</a>	Windsor	57,218	\$9.75		Asking	FABBRICA		East Granby
Oct 2024	Mar 2025	<a href="#">21 Industrial Dr</a>	South Hadley	56,981	\$5.95	NNN	Asking		Mar 2025	Hampshire County
Mar 2025	Sep 2025	<a href="#">1 Better Way</a>	Chicopee	173,247	\$5.25	NNN	Asking	Polar Beverage	Sep 2025	Hampden County

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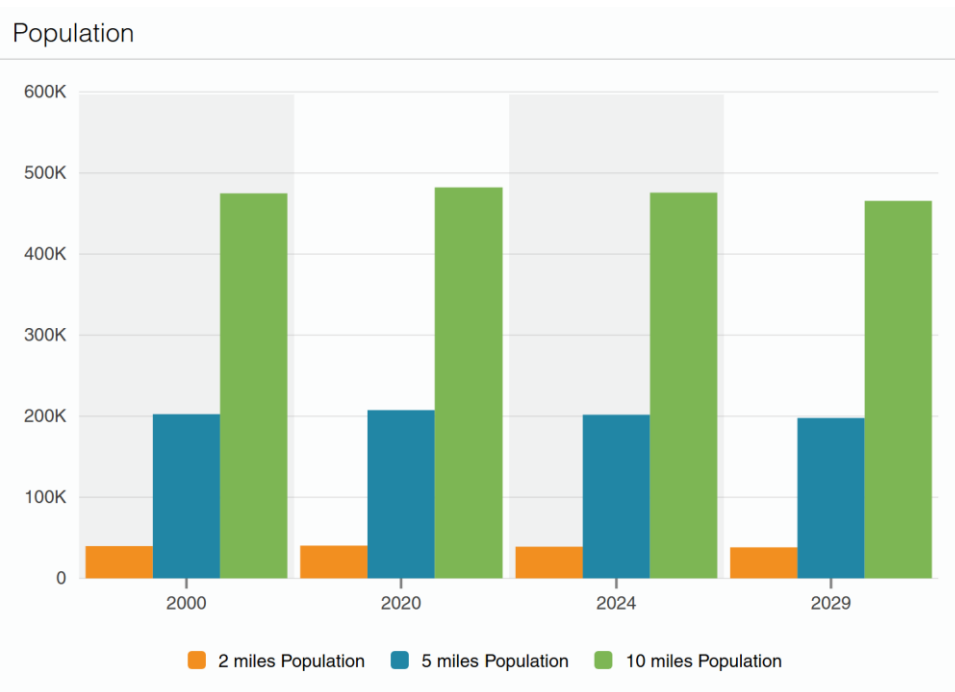
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*Demographics*



### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$67,618	\$77,083	\$86,950
Median Household Income	\$44,961	\$53,747	\$64,043
< \$25,000	5,522	22,164	41,507
\$25,000 - 50,000	3,416	15,670	35,334
\$50,000 - 75,000	2,575	11,949	30,607
\$75,000 - 100,000	1,383	8,304	21,502
\$100,000 - 125,000	1,330	7,397	18,750
\$125,000 - 150,000	700	4,148	11,727
\$150,000 - 200,000	803	4,588	12,975
\$200,000+	805	5,018	14,890

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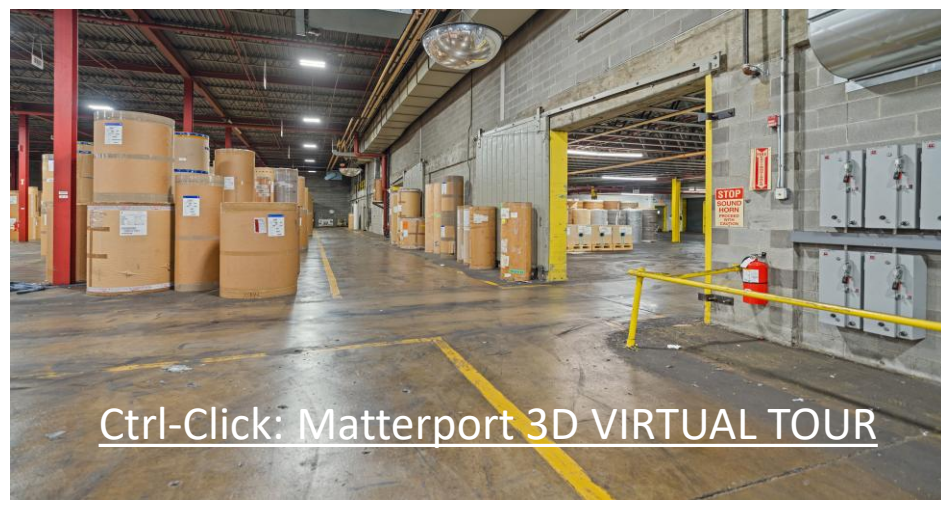
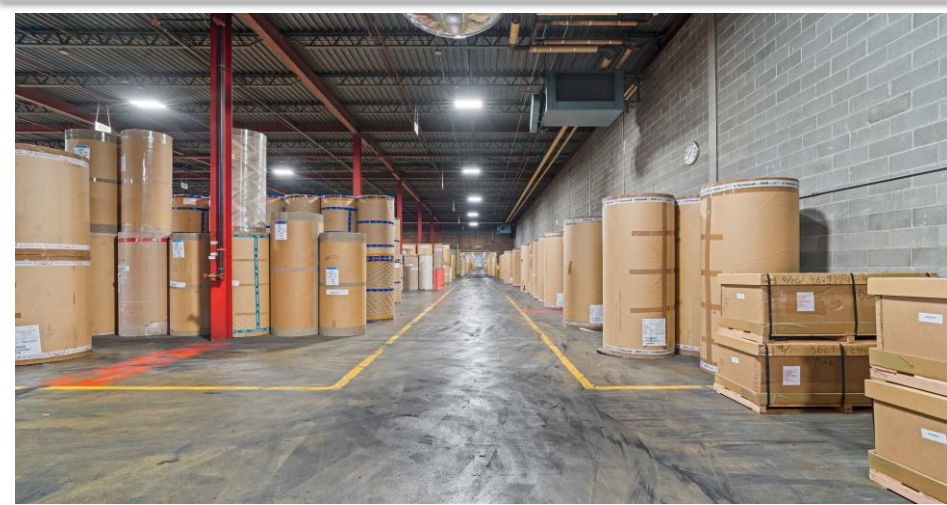
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71,000SF (24Ft high) photos



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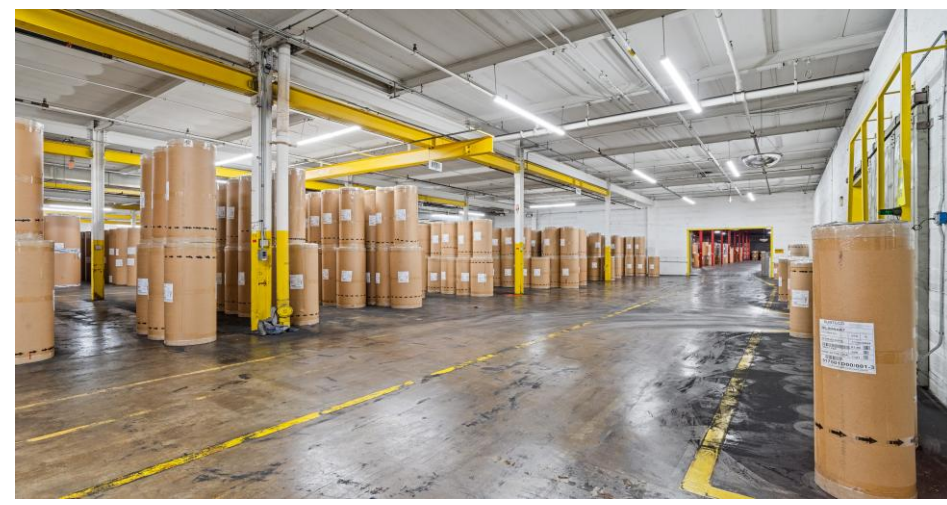
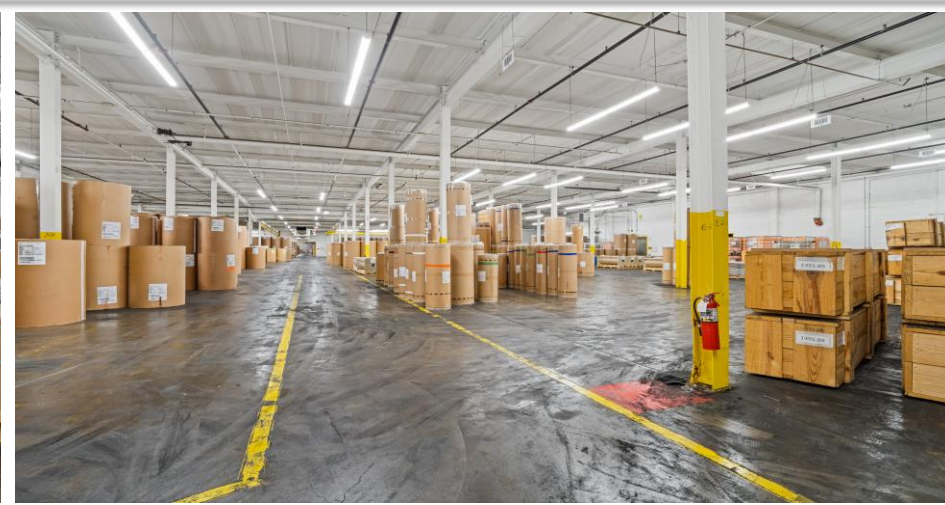
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# INDUSTRIAL WAREHOUSE/MANUFACTURING

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64,500SF (19Ft high) photos



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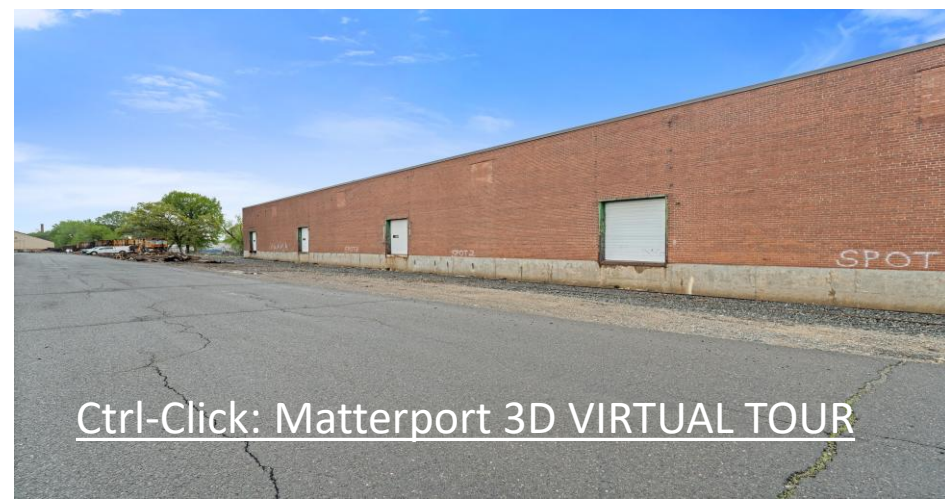
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# INDUSTRIAL WAREHOUSE/MANUFACTURING

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**For Sale Or For Lease**

*Street & Railroad Docks*



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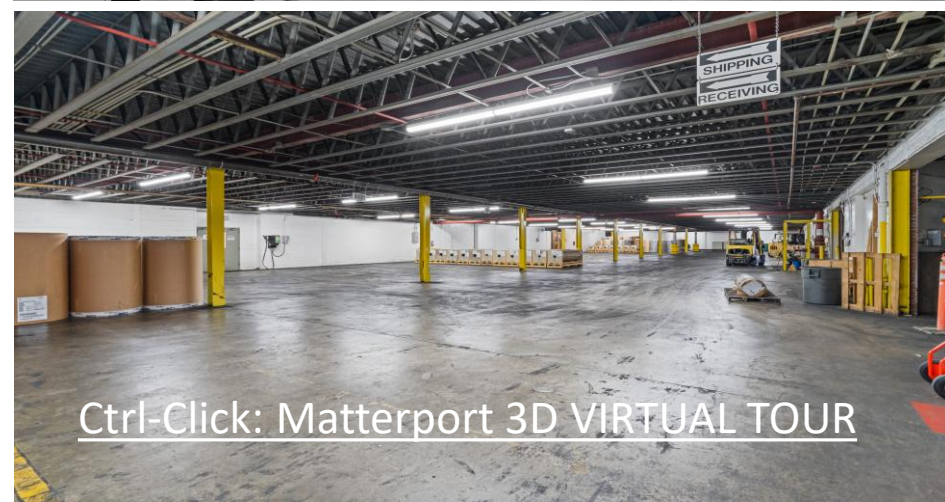
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# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

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*Office & Shipping/Receiving*



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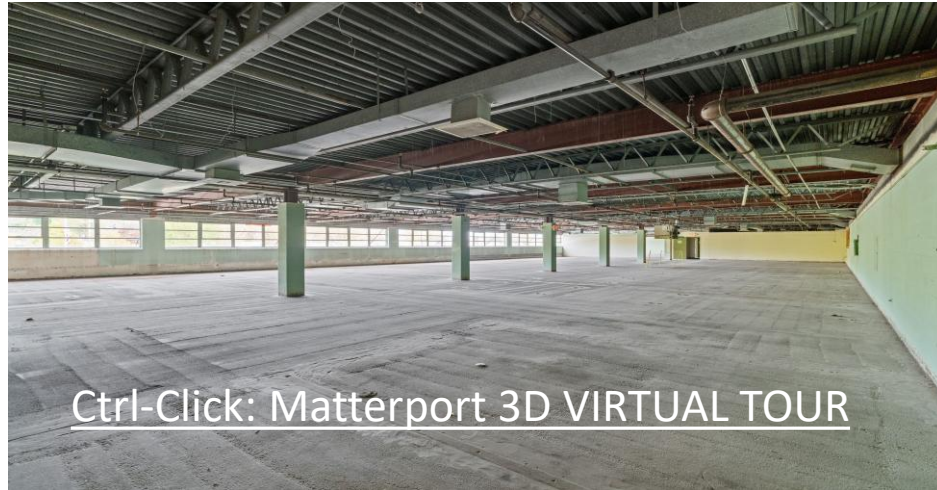
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*Mezzanine, Other Photos*



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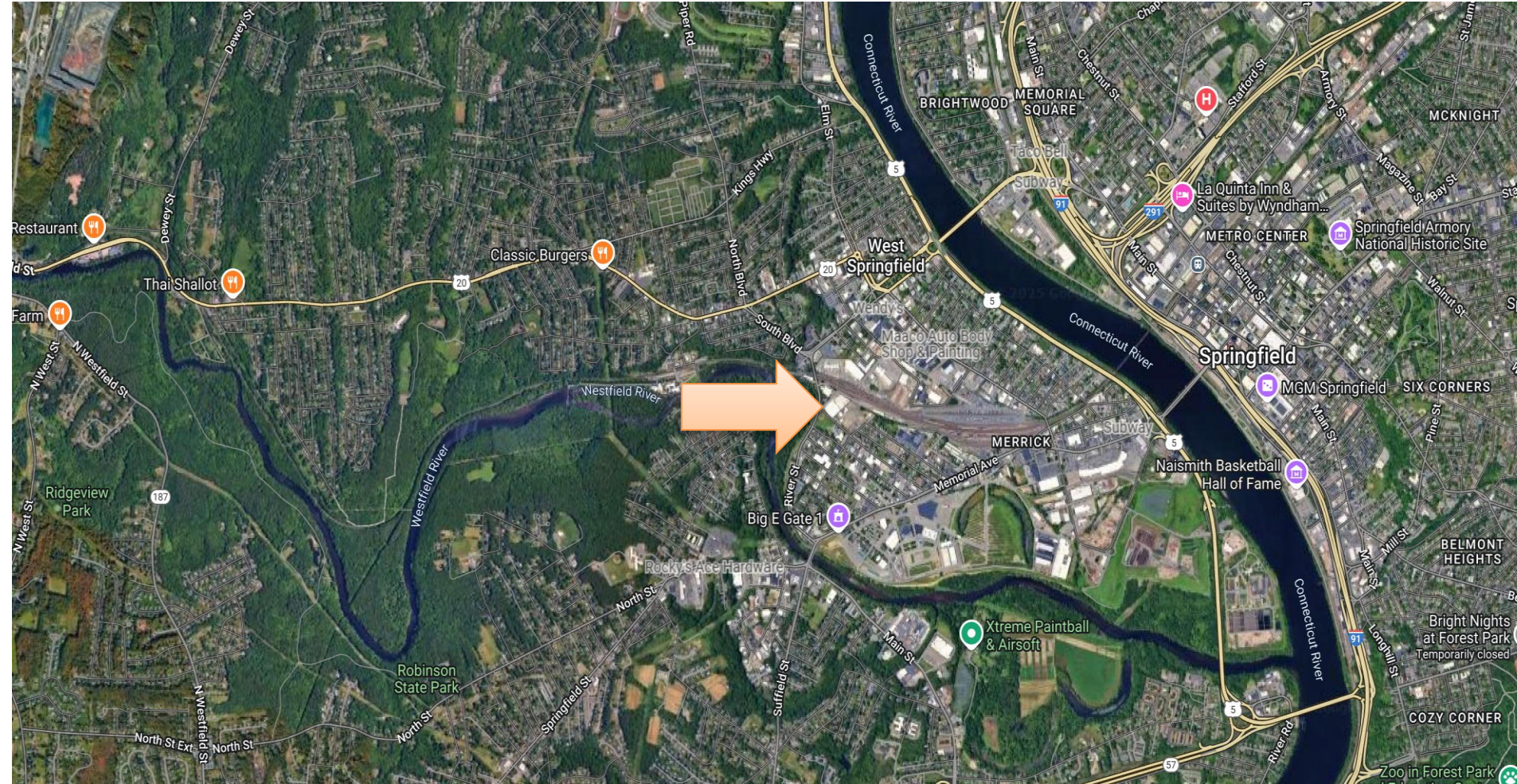
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*Location in City*



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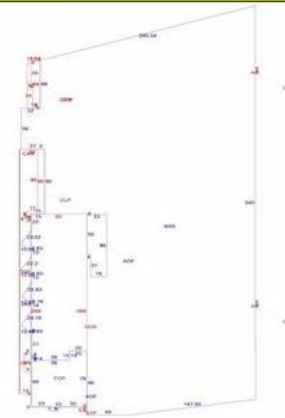
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# For Sale Or For Lease

*Property Card*

Property Location 26 SEARS WAY Map ID 471/2950/5/ Bldg Name 26 SEARS WAY  
 Vision ID 9150 Account # 471-02950-05-001 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 State Use 3160  
 Print Date 2/15/2021 4:46:46 AM

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description					
Style:	48	Warehouse								
Model	96	Industrial								
Grade	02	Fair								
Stories:	2									
Occupancy	1.00									
Exterior Wall 1	19	Brick Veneer								
Exterior Wall 2										
Roof Structure	01	Flat								
Roof Cover	04	Tar & Gravel								
Interior Wall 1	01	Minim/Masonry								
Interior Wall 2	05	Drywall/Sheet								
Interior Floor 1	03	Concr-Finished								
Interior Floor 2	14	Carpet								
Heating Fuel	03	Gas								
Heating Type	03	Hot Air-no Duc								
AC Type	01	None								
Bldg Use	3161	COMM WHSE MDL-96								
Total Rooms										
Total Bedrms										
Total Baths	3									
Heat/AC	00	NONE								
Frame Type	05	STEEL								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	00	NONE								
Rooms/Prtns	01	LIGHT								
Wall Height	16.00									
% Conn Wall	0.00									
1st Floor Use:	3161									
					<b>MIXED USE</b>					
					Code	Description	Percentage			
					3161	COMM WHSE MDL-96	100			
							0			
							0			
					<b>COST / MARKET VALUATION</b>					
					RCN	4,249,318				
					Year Built	1952				
					Effective Year Built	1933				
					Depreciation Code	B				
					Remodel Rating					
					Year Remodeled					
					Depreciation %	60				
					Functional Obsol					
					External Obsol	1				
					Trend Factor					
					Condition					
					Condition %	40				
					Percent Good					
					RCNLD	1,699,700				
					Dep % Ovr					
					Dep Ovr Comment					
					Misc Imp Ovr					
					Misc Imp Ovr Comment					
					Cost to Cure Ovr					
					Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPR1	SPRINKLERS-	B	117,68	0.70	1933		40		0.00	33,000
RRR	RAILROAD SP	L	250	50.00	1982		25		0.00	3,100
PAV1	PAVING-ASPH	L	11,800	1.80	1982		25		0.00	5,300
HLF	HALF BATH	B	4	2000.00	1933		40		0.00	3,200
XTRF	EXTRA FIXT	B	8	750.00	1933		40		0.00	2,400
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
AOF	Office	6,369	6,369	6,369	28.80	183,414				
BAS	First Floor	129,144	129,144	129,144	28.80	3,719,089				
CAN	Canopy	0	7,056	2,822	11.52	81,268				
CLP	Loading Platform	0	1,475	443	8.65	12,758				
FOP	Porch, Open Frame	0	234	59	7.26	1,699				
STP	Stoop	0	57	9	4.55	259				
UUS	Upper Story, Unfinished	0	17,420	8,710	14.40	250,831				



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Neither the Seller nor the Agent nor any of their respective officers, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of this Offering Memorandum/Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum/Marketing Package or its contents. Analysis and verification of the information contained in the Offering Memorandum/Marketing Package is solely the responsibility of the prospective Purchaser/Lessee.

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