

**For Lease & For Sale**

# Industrial Space Available

**\$3.00 SF/yr - \$900,000**



## 110 Winter Street

Holyoke, Massachusetts 01040

### Property Highlights

- 44,700 SF industrial building
- Ideal for manufacturing use
- Spacious warehouse area
- 2,000 lb. Freight Elevator
- Convenient loading docks
- High ceilings for vertical storage
- Easy access to major transportation routes (I-391)

### Property Description

FOR LEASE and FOR SALE: 44,700 SF of industrial space is available for sale and lease. With its spacious layout, this property presents an opportunity for industrial and manufacturing enterprises looking to expand or establish a presence.

Located just 1 mile from I-391, it provides easy access to major transportation routes. The combination of the open floor plan, freight elevator, 20+ car parking lot and loading dock, the sky's the limit!

### OFFERING SUMMARY

|                     |              |
|---------------------|--------------|
| <b>Available SF</b> | 44,700 SF    |
| <b>Lot Size</b>     | 0.6 Acres    |
| <b>Sale Price</b>   | \$900,000    |
| <b>Lease Rate</b>   | \$3-6 SF NNN |

### DEMOGRAPHICS

| <b>Stats</b>     | <b>Population</b> | <b>Avg. HH Income</b> |
|------------------|-------------------|-----------------------|
| <b>0.3 Miles</b> | 1,068             | \$28,979              |
| <b>0.5 Miles</b> | 3,924             | \$39,590              |
| <b>1 Mile</b>    | 15,664            | \$52,535              |



For more information

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## BUILDING HIGHLIGHTS

|                      |   |
|----------------------|---|
| GROSS BUILDING AREA: | 44,700 SF 3 stories                         |
| INDUSTRIAL AREA:     | 15,300 SF 1st, 14,700 SF 2nd, 14,700 SF 3rd |
| OFFICE AREA:         | 41,770 SF                                   |
| POSSESSION:          | 2,940 SF                                    |
| YEAR BUILT:          | TBD   |
| CEILING HEIGHT:      | 1890, 1930, 1955, 1970                      |
| LOADING DOCKS:       | 10' 5"-13' 9" clear                         |
| DRIVE-IN-DOORS:      | 1 w/leveler                                 |
| CONSTRUCTION:        | None  |
| FLOORS:              | Brick                                       |
| ROOF:                | Wood flooring                               |
| COLUMN SPACING:      | Tar and gravel                              |
| Freight Elevator     | 19' x 7'                                    |
|                      | Yes, 2000 lb.                               |

## LAND

|            |                             |
|------------|-----------------------------|
| LAND AREA: | 0.60 Acres .364 & .23 Acres |
| PARKING:   | 20+ cars & trailer storage  |
| ZONE:      | Industrial                  |
| RAIL:      | None                        |

## MECHANICAL

|                   |  |
|-------------------|--|
| SPRINKLER:        | Wet  |
| LIGHTING          | Fluorescent  |
| HEAT:             | Dual fuel, Oil/Gas HW (2) 500 gallon AST contained |
| AIR CONDITIONING: | Offices  |
| POWER:            | 1,200 amps 120/208 volts 400 amps 277/480 volts    |

## UTILITIES

|                 |                        |
|-----------------|------------------------|
| WATER:          | City of Holyoke 6"     |
| SANITARY SEWER: | City of Holyoke 12"    |
| GAS:            | Holyoke Gas & Electric |
| ELECTRIC:       | Holyoke Gas & Electric |

## TAXES

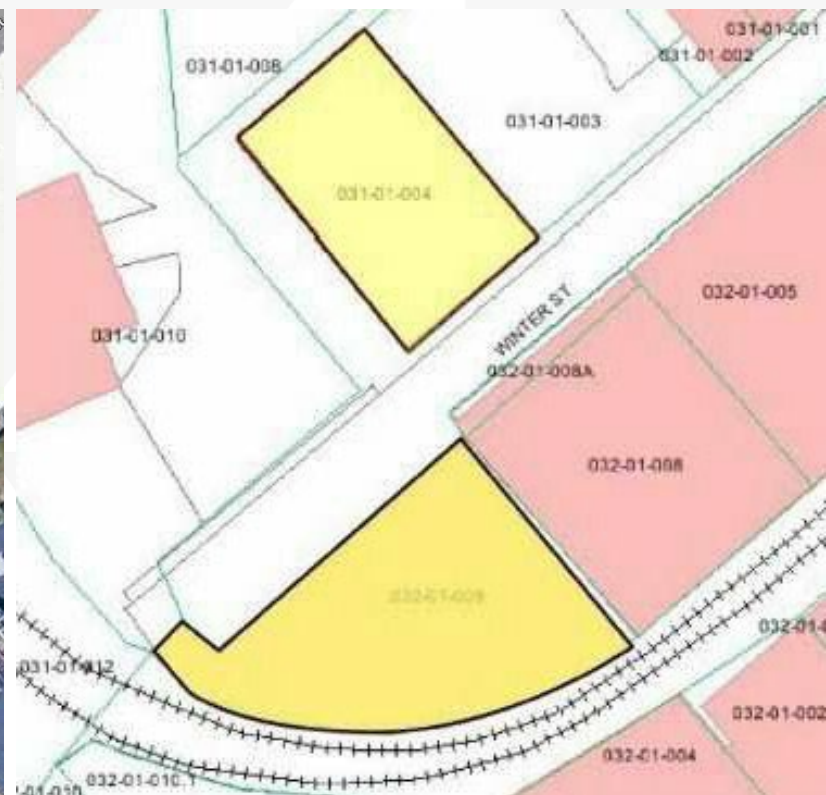
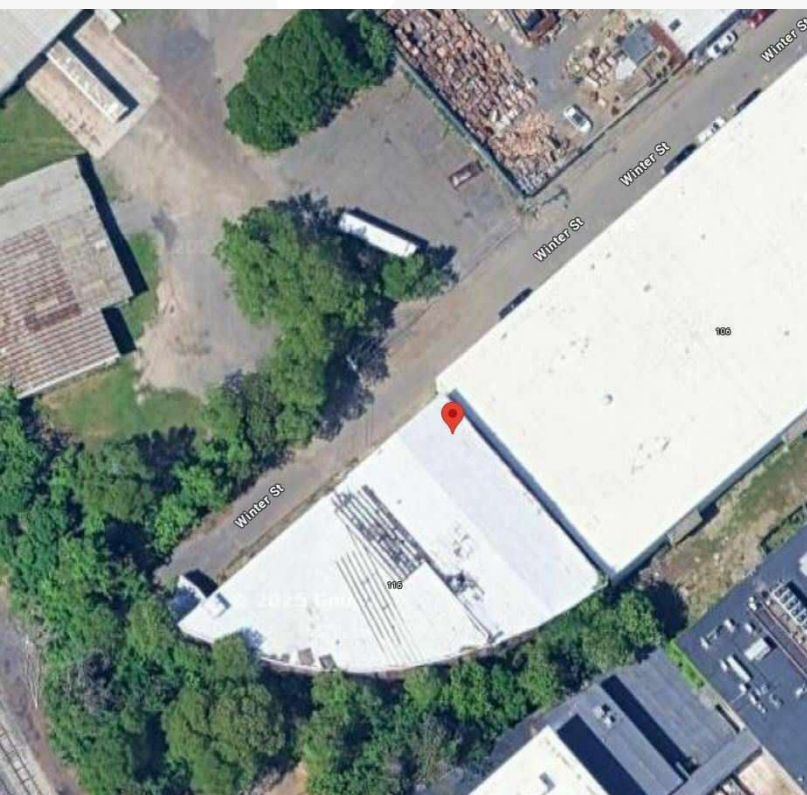
|             |                                     |
|-------------|-------------------------------------|
| ASSESSMENT: | \$224,100 / \$ 9,083.97 / \$ .63/SF |
|-------------|-------------------------------------|



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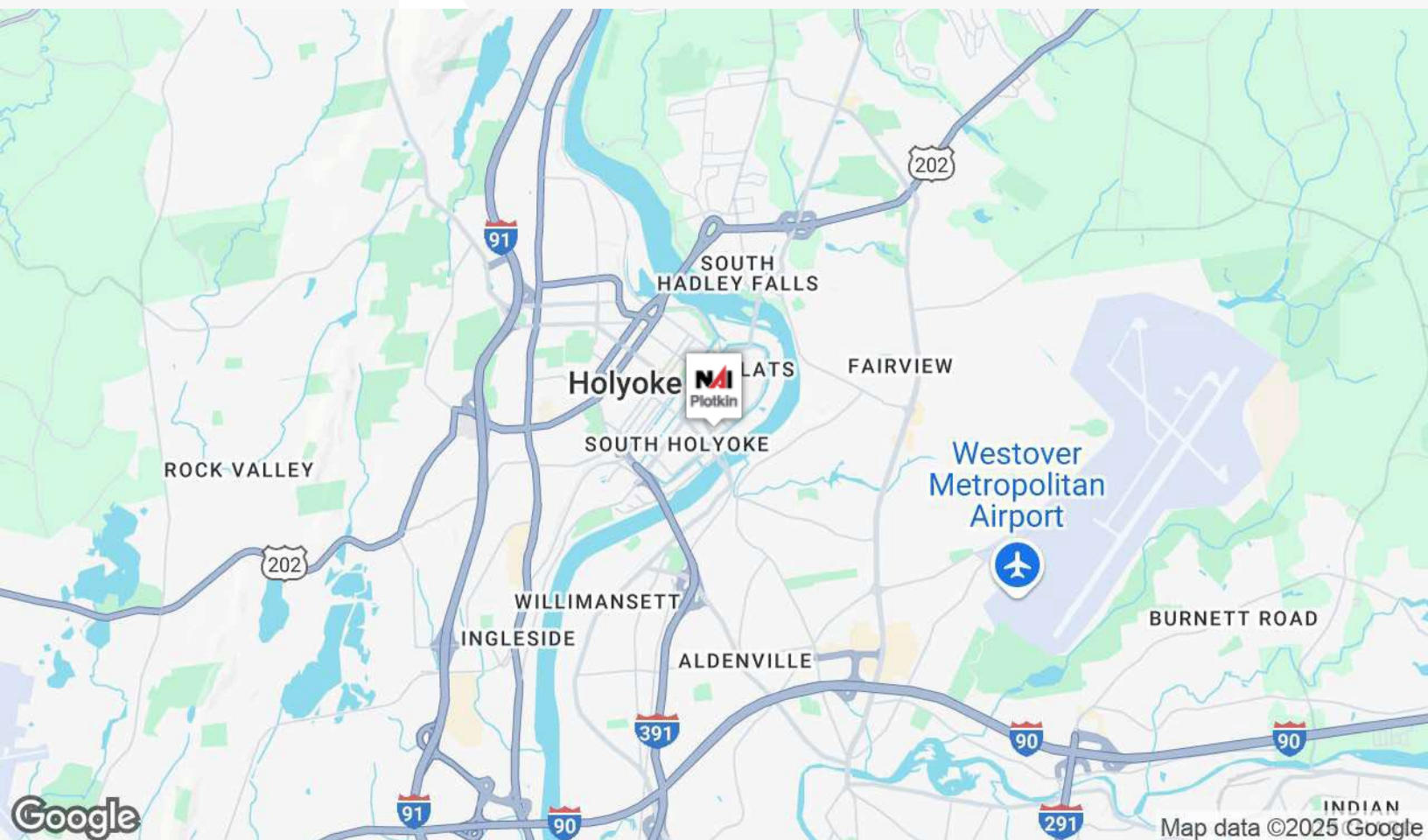
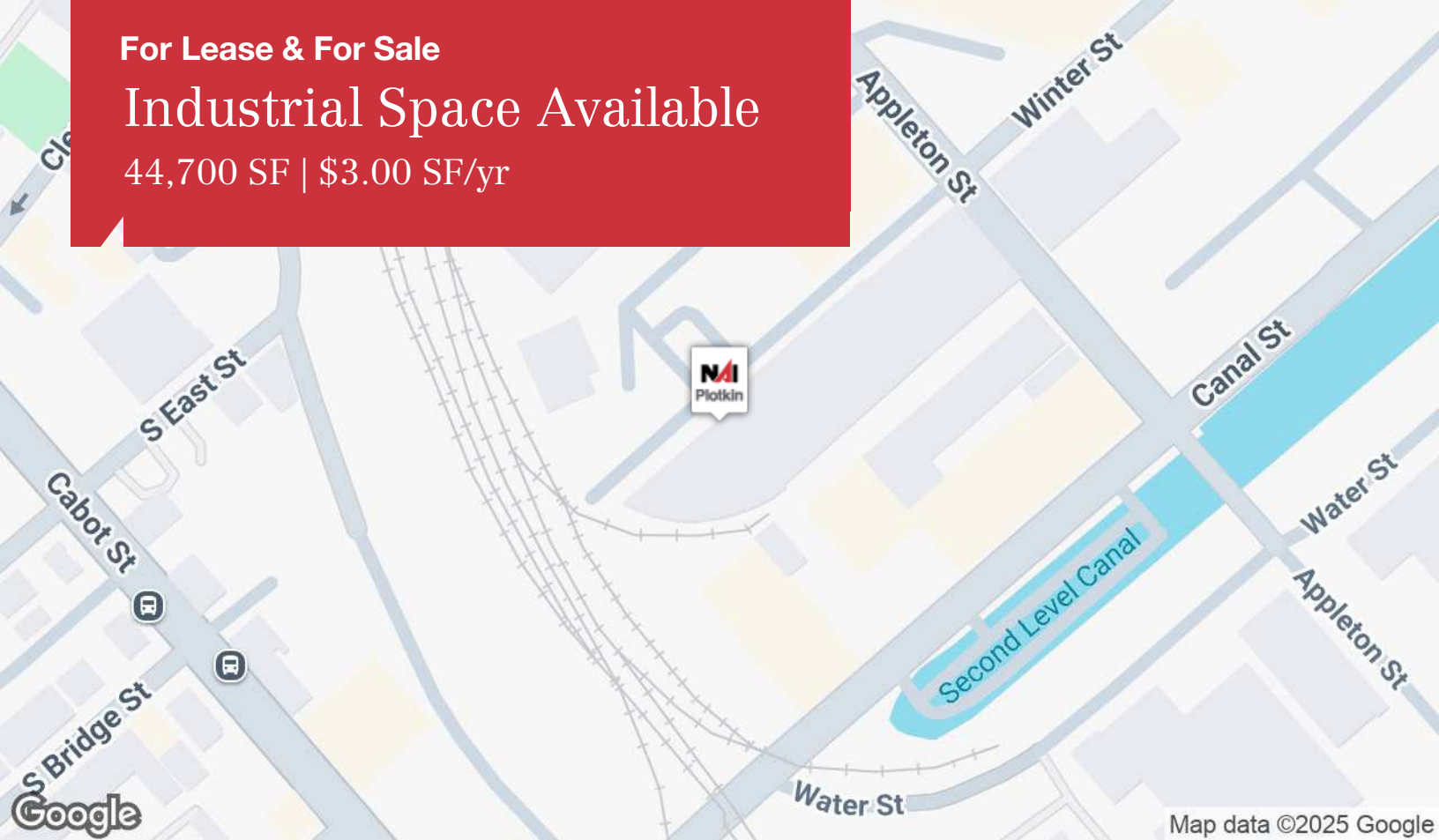




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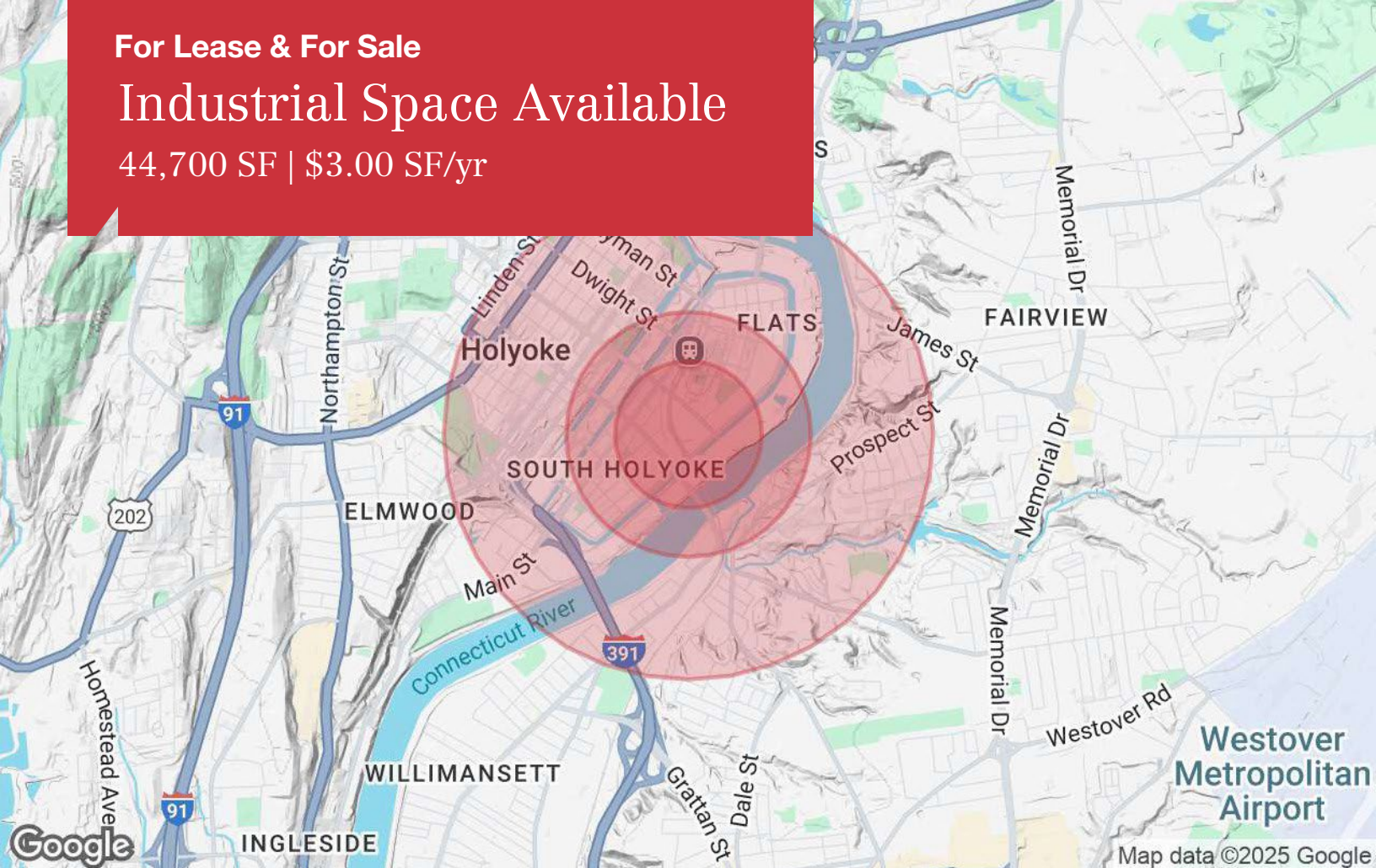
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## Population

|                     | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|--------|
| TOTAL POPULATION    | 1,068     | 3,924     | 15,664 |
| MEDIAN AGE          | 33        | 33        | 37     |
| MEDIAN AGE (MALE)   | 32        | 32        | 36     |
| MEDIAN AGE (FEMALE) | 34        | 34        | 38     |

## Households & Income

|                     | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 321       | 1,394     | 6,362     |
| # OF PERSONS PER HH | 3.3       | 2.8       | 2.5       |
| AVERAGE HH INCOME   | \$28,979  | \$39,590  | \$52,535  |
| AVERAGE HOUSE VALUE | \$303,855 | \$318,512 | \$296,375 |

## Race

|            | 0.3 Miles | 0.5 Miles | 1 Mile |
|------------|-----------|-----------|--------|
| % WHITE    | 29.0%     | 31.3%     | 45.3%  |
| % BLACK    | 12.4%     | 8.8%      | 7.5%   |
| % ASIAN    | 0.4%      | 0.6%      | 1.0%   |
| % HAWAIIAN | 0.0%      | 0.1%      | 0.1%   |
| % INDIAN   | 0.9%      | 1.3%      | 1.0%   |
| % OTHER    | 57.3%     | 58.0%     | 45.2%  |

## Ethnicity

|            | 0.3 Miles | 0.5 Miles | 1 Mile |
|------------|-----------|-----------|--------|
| % HISPANIC | 81.7%     | 84.4%     | 70.1%  |

\* Demographic data derived from 2020 ACS - US Census