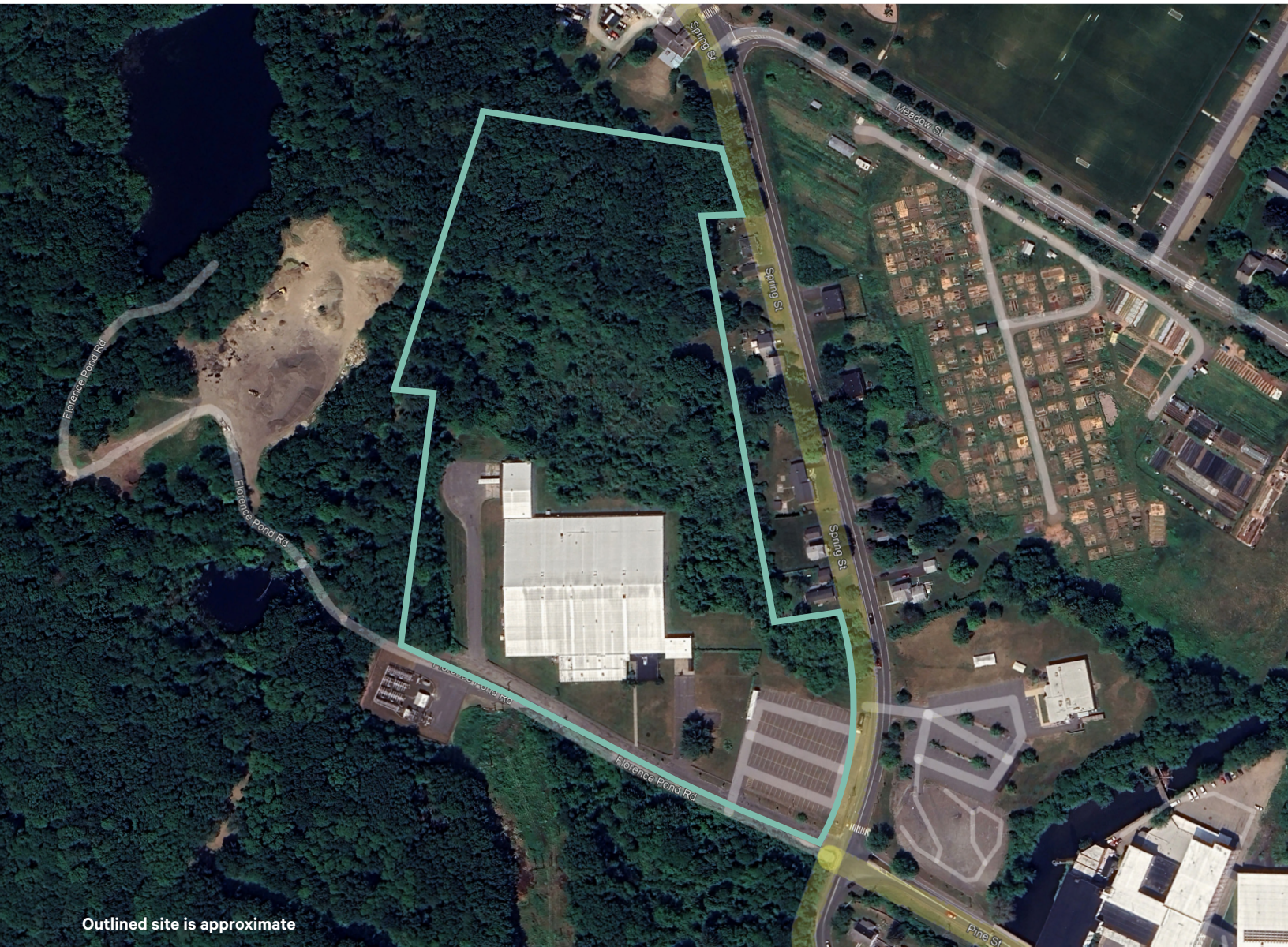


85,804 SF Available

24 Spring Street | Northampton, MA

- + Solar plan already in place
- + Additional high power available from adjacent sub station
- + Fiber major carrier connection nearby
- + Substantially below replacement cost



Outlined site is approximate

85,804 SF Available

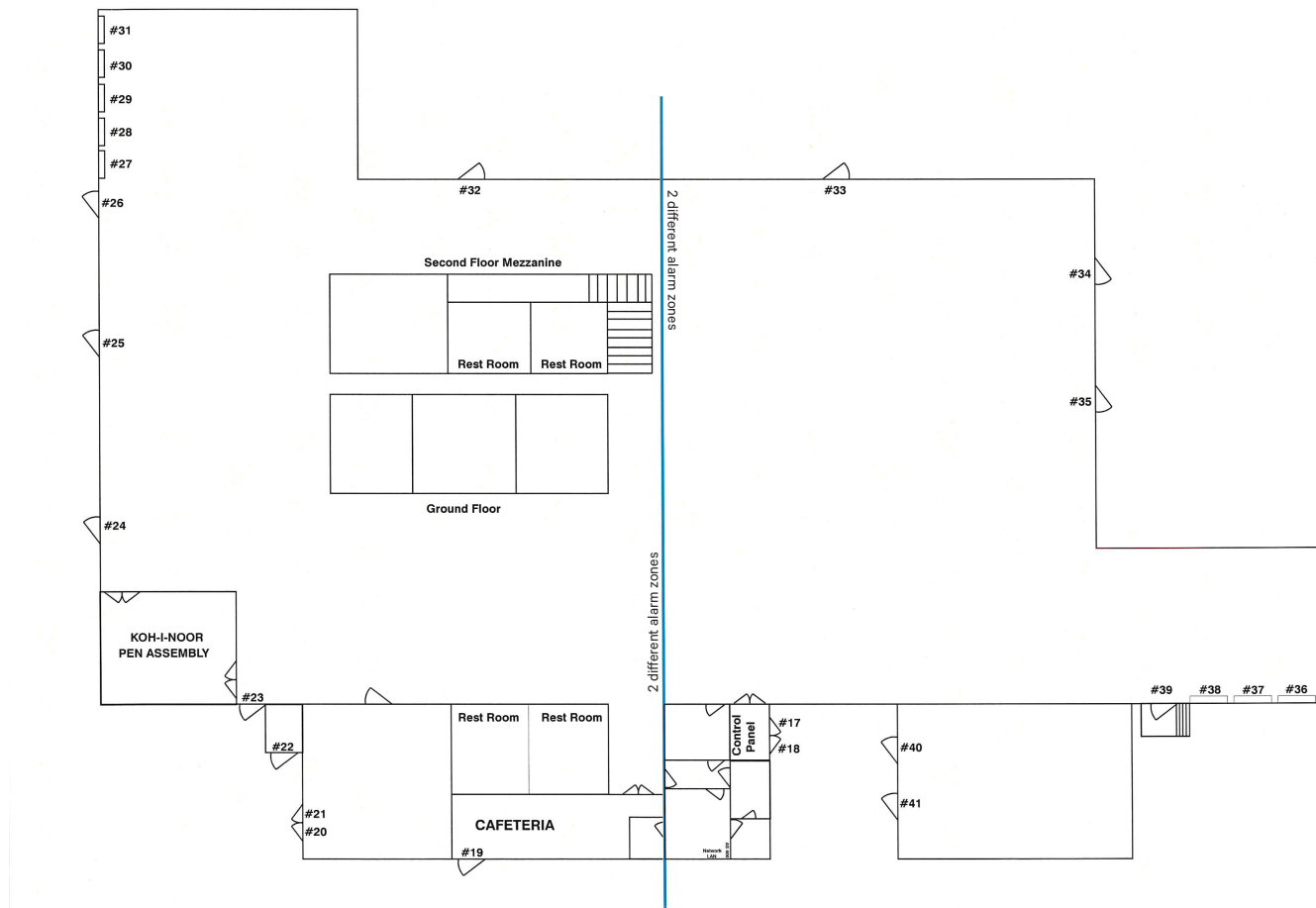
24 Spring Street | Northampton, MA

For Sale/Lease

Property Overview

- + **Total Square Feet:** 85,804 SF
- + **Industrial Area:** 81,150 SF
- + **Office Area:** 4,654 SF
- + **Land:** 11.72 acres
- + **Clear Height:** 14' - 23'6"
- + **Parking:** 40,000 SF surface lot (105 striped spaces)
- + **Column Spacing:** 48'x45'
- + **Docks:** 8, (8'x8') equipped with levelers
- + **Roof:** Standing seam metal
- + **Sprinkler:** Wet 8" riser
- + **Lighting:** Motion
- + **Heat:** Gas fired heating units
- + **Air-Conditioning:** Offices
- + **Water & Sewer:** City of Northampton
- + **Electric:** National Grid
- + **Gas:** National Grid
- + **Power:** 1600 Amps, 3 Phase, 480/277v, high power (Expandable)
- + **Replacement Cost:**
 - Fiber
 - Solar
- + **Comments:** Adjacent to National Grid Substation
- + **Lease Rate:** \$5.95/SF NNN
- + **Asking Price:** \$5,250,000 (\$61.18/SF)

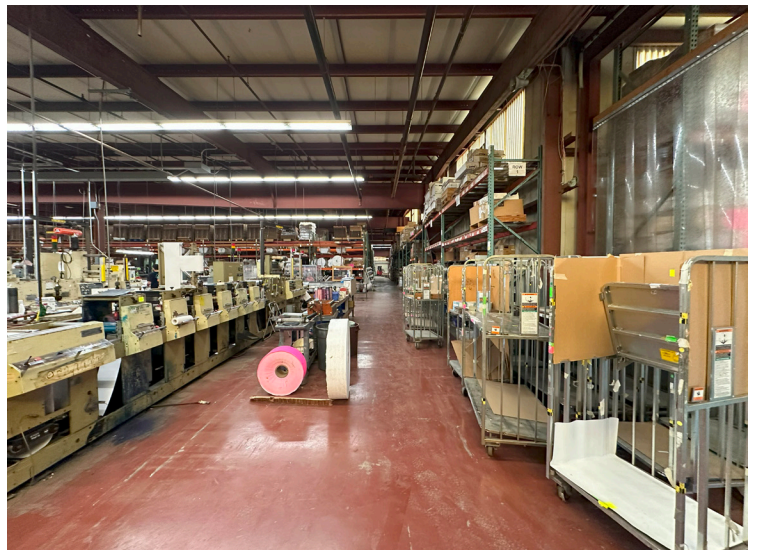
Floor Plan



85,804 SF Available

24 Spring Street | Northampton, MA

For Sale/Lease



85,804 SF Available

24 Spring Street | Northampton, MA

For Sale/Lease

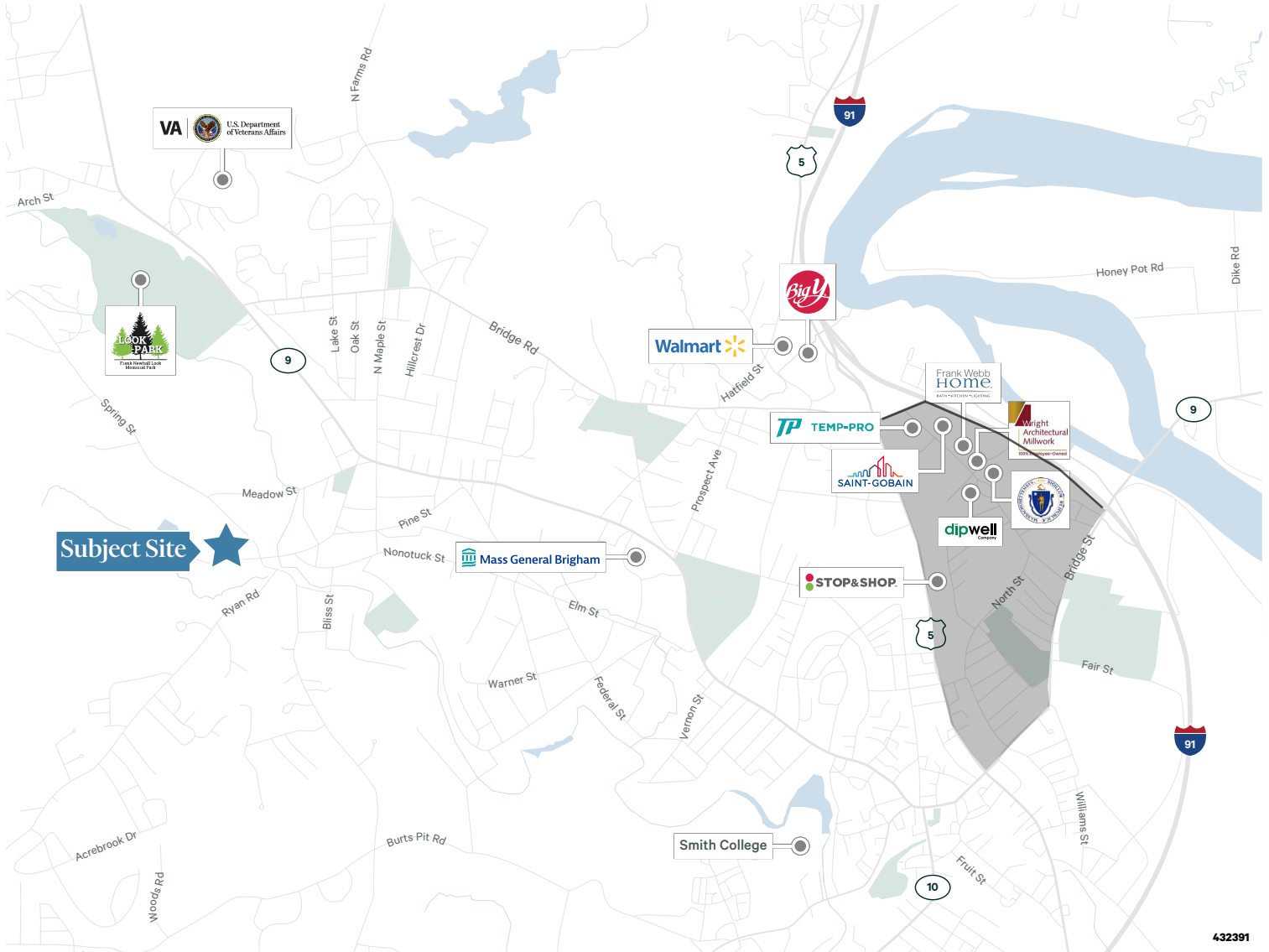


85,804 SF Available

24 Spring Street | Northampton, MA

For Sale/Lease

Location Map



Contact Us

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