



**SUBLEASE**

# 650B Memorial Drive

Chicopee, MA 01020

Region Commercial is pleased to offer a portion of 650B Memorial Drive in Chicopee, MA available for sublease. The space is an end cap location situated directly next to Big Y, located immediately off the Mass Pike and Route 33 (Memorial Drive) in Chicopee. The space was recently added on to the main building for additional capacity. The end cap unit is approximately 14,407 square feet and features two loading docks for efficient shipments and deliveries. The shopping plaza, which features other tenants such as BJs, Starbucks, a Tesla Super Charging Station, and Metro Chrysler Dodge Jeep Ram car dealership, is extremely well located with excellent visibility from the highway.

Lease Rate	\$18-20/SF NNN
Size (SF)	14,407
Year Built	2020
Zoning	Business B
Heat	Gas
A/C	Rooftop Units
Electric	Eversource
Water	Municipal
Sewer	Municipal
Loading Docks	Two (2)
Parking	Ample On-site

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