



FOR SUBLEASE / 39,840 SF AVAILABLE

79 GENERAL CREIGHTON W. ABRAMS DR.
AGAWAM, MA 01001

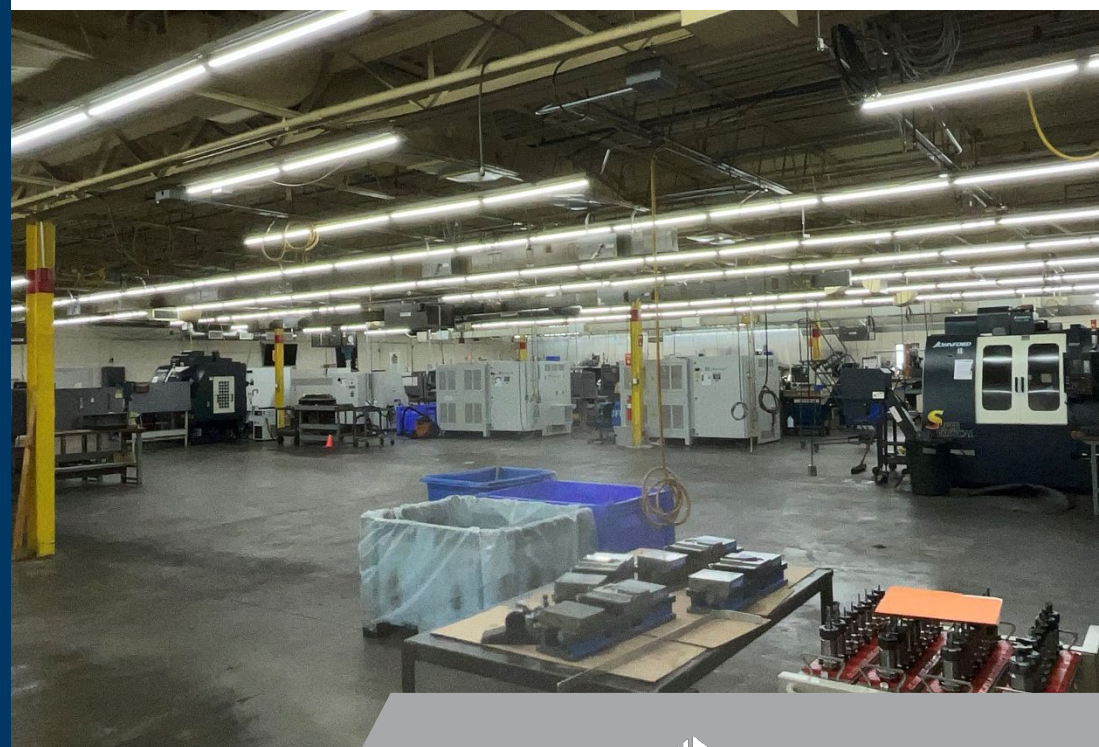
FULLY AIR-CONDITIONED MANUFACTURING



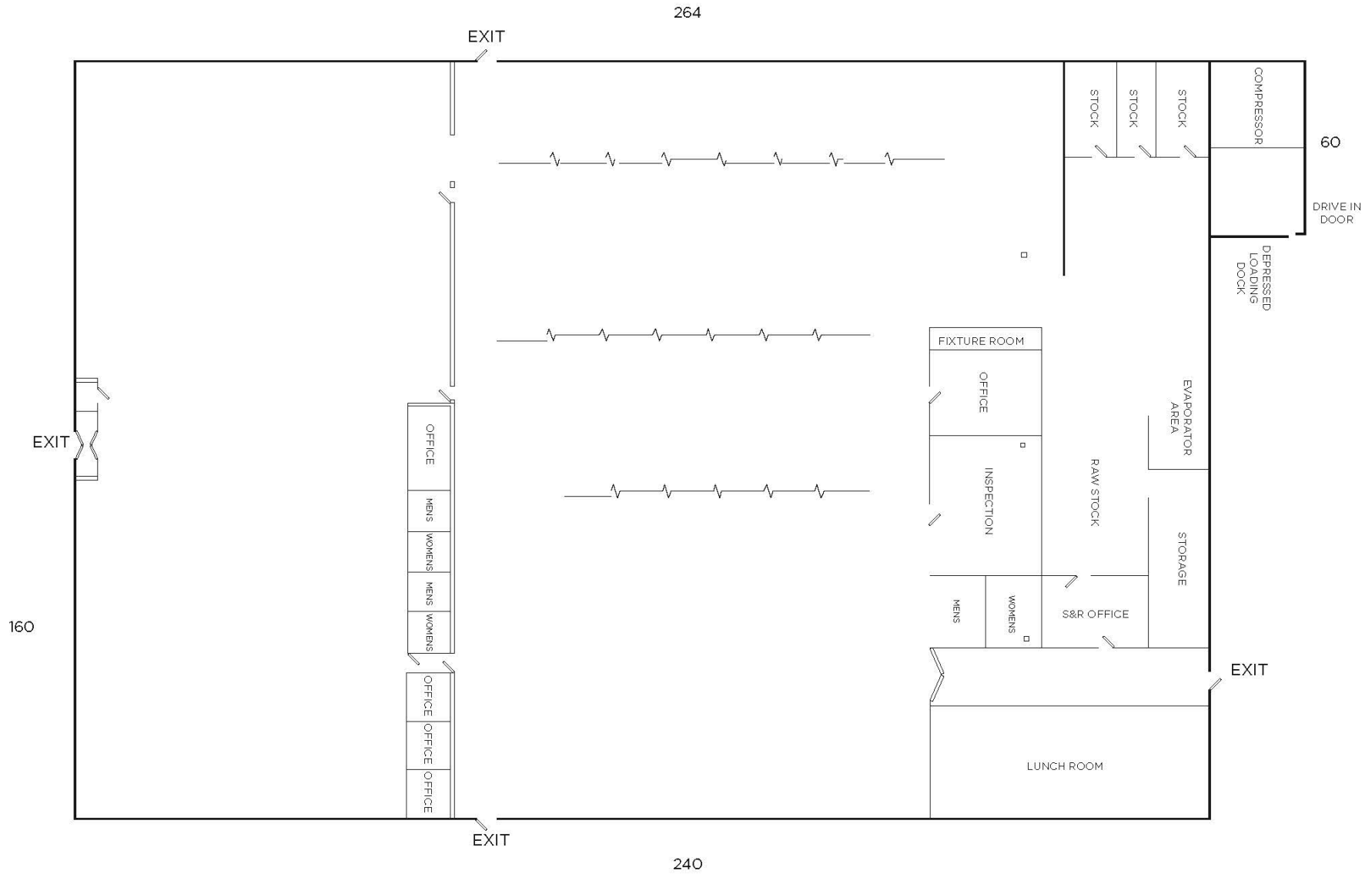
// BUILDING SPECS

- Free-standing 39,840 SF industrial facility on 4.5-acres
- Agawam Industrial Park Location
- Fully Air-conditioned, Heavy Power

BUILDING AREA:	39,840 SF
	Office: ± 2,000 SF
	Industrial: ± 37,840 SF
LAND:	4.54 acres
PARKING:	108 paved spaces
ZONING:	I-A – Industrial
YEAR BUILT:	1985
CLEAR HEIGHT:	12' Clear
CONSTRUCTION:	Walls: Masonry
	Columns: 40'x40'
	Roof: TPO
	Floor: Reinforced concrete
UTILITIES:	Electricity: Berkshire Power
	Natural Gas: Columbia Gas
	Water/Sewer: Springfield Water / Town of Agawam
MECHANICALS:	Heat: Office: Gas/Electric rooftop units Industrial: Gas/Electric rooftop units
	A/C: Full A/C Office and Manufacturing
	Electrical: 2,000 amps / 120/208 volt / 3-phase
	Lighting: LED
	Sprinkler: 100% Wet system
LOADING:	1 Depressed dock level door 1 10'x10' Drive-in door
TAXES:	\$61,508 / \$1.54 PSF (FY 2024)
ASKING RENT:	Negotiable



// FLOOR PLAN



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