

**SALE PACKAGE**



**372 Pasco Road**  
Springfield, MA 01119

**REGION**  
COMMERCIAL

# Contact

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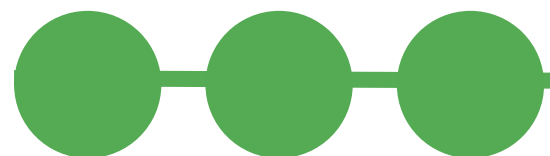
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# SUMMARY

Region Commercial Real Estate is pleased to present on an exclusive basis this approximately 66,000 square foot industrial property located on the busy Pasco Road in Springfield, MA, near Boston Road/Route 20.

This highly versatile industrial property with multiple buildings and large outdoor yard area, is an excellent warehouse property in the greater Springfield marketplace. The building features ample loading and dock delivery access, overhead doors, as well as truck parking locations. Inside the property features office areas for employees and highly versatile warehouse space.

The property is currently vacant, offering immediate potential for an industrial user or an investor. If you are interested or would like to schedule a tour, please reach out to our team.





<b>Total Acreage</b>	4.32
<b>Building Size (SF)</b>	66,000
<b>Year Built</b>	1952/1962/multiple
<b>Stories</b>	2 (Partial 2nd floor office)
<b>Foundation</b>	Concrete
<b>Loading Dock</b>	Nine (9) (7'10" x 8')
<b>Overhead Doors</b>	Five (5)
<b>Ceiling Height</b>	14.5' - 21'
<b>Sprinklers</b>	Yes
<b>Roof</b>	TPO Replaced 2022
<b>Parking</b>	Ample On-site Outdoor Storage

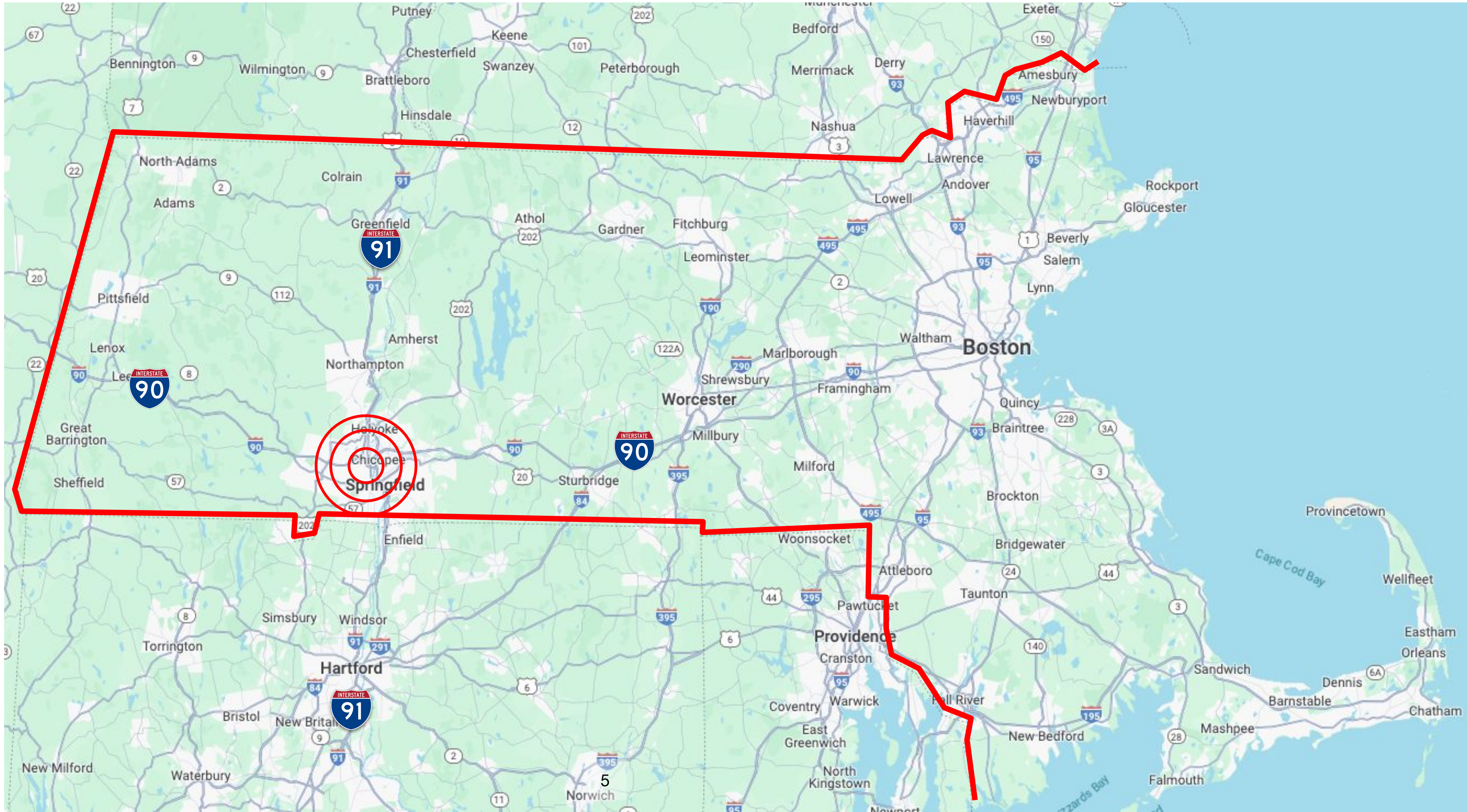
<b>Restrooms</b>	Multiple Sets
<b>Electricity</b>	800 amp
<b>Gas</b>	Eversource
<b>Water</b>	Municipal
<b>Sewer</b>	Municipal
<b>Gas</b>	Yes
<b>Zoning</b>	Industrial A
<b>Frontage</b>	500'

**PLEASE NOTE:**  
Information provided here is based on records maintained by the city & town. All prospective buyers must conduct their own analysis to determine the subject property's suitability for their needs.

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# LOCATION



**SPRINGFIELD**  
11 Minutes



**HARTFORD**  
31 Minutes



**BOSTON**  
90 Minutes

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Nearby you can find national retailers such as Lowes, Stop & Shop, Harbor Freight, and the busy Route 20/Boston Road featuring approximately 21,000 Average Daily Traffic Count at the Pasco Road intersection.

# LOCATION

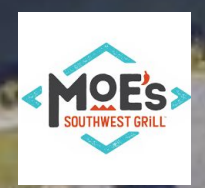


Subject Property

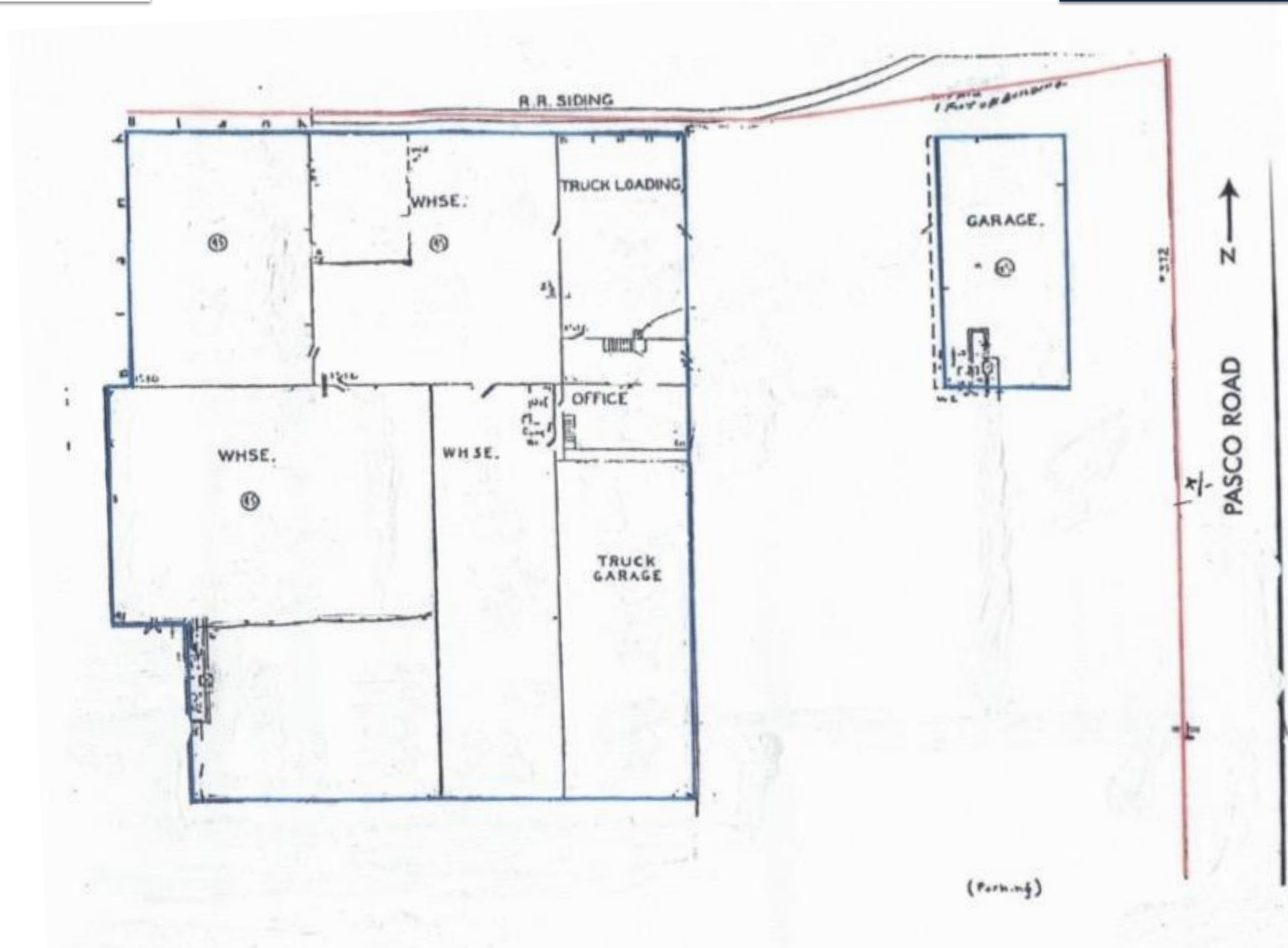
Boston Road

NEW SPRINGFIELD CROSSING DEVELOPMENT

Boston Road

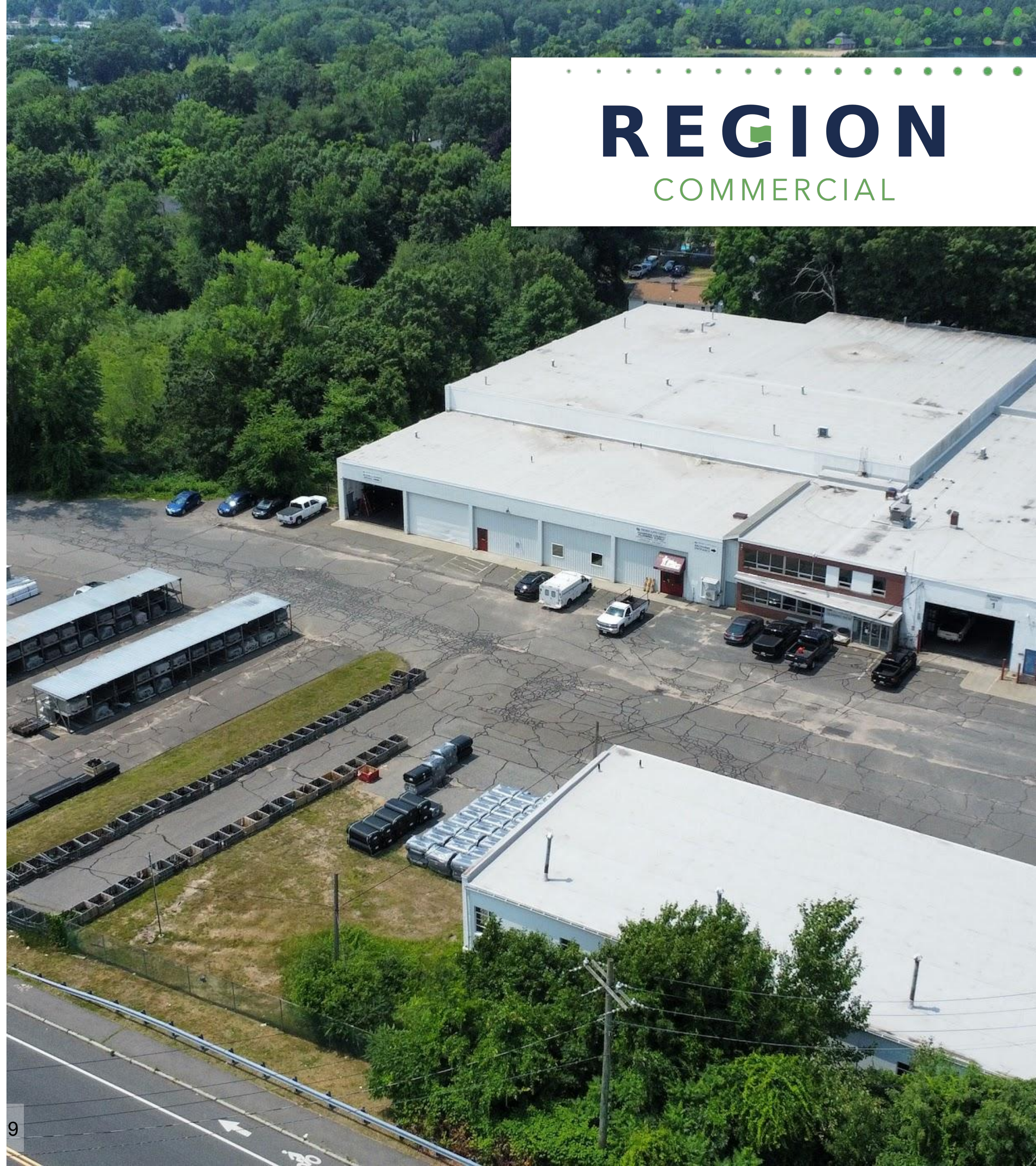








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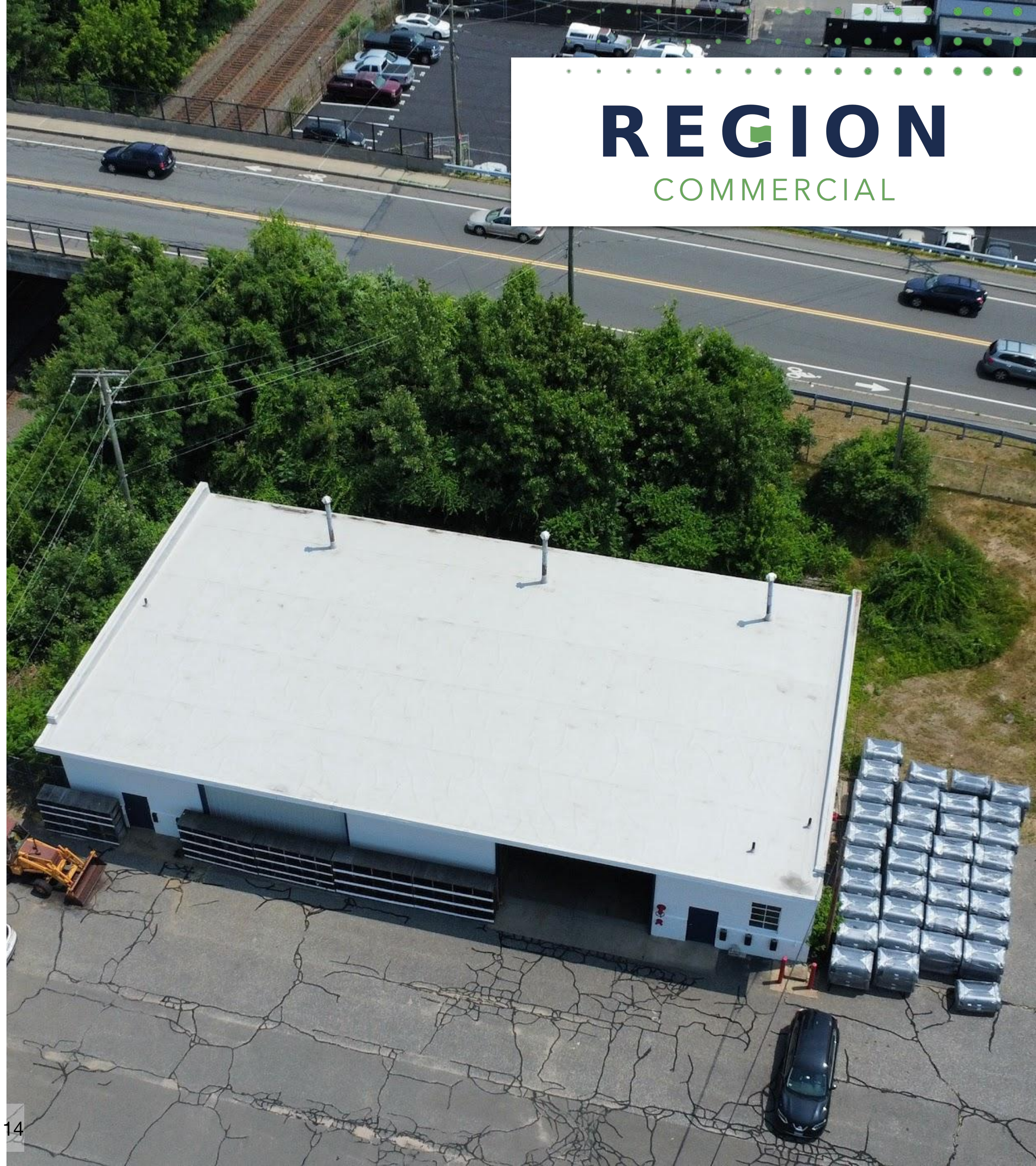
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