

# For Sublease

## 60,995 SF Industrial Space

570 Cottage Street  
Springfield, MA



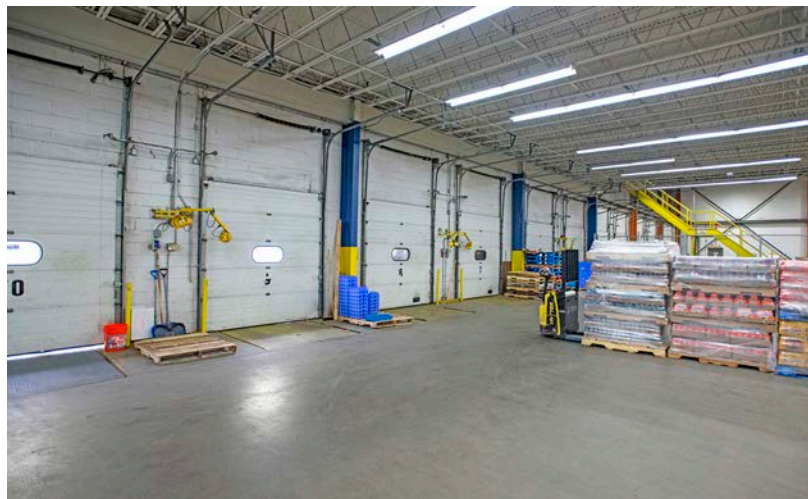
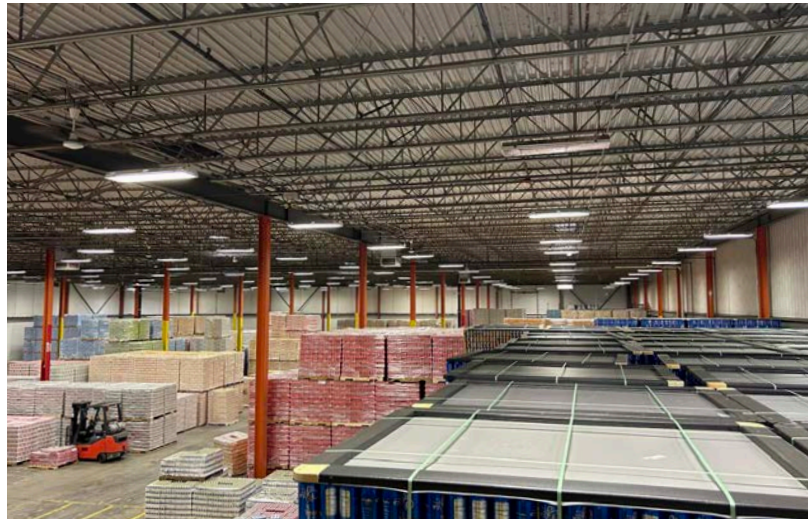
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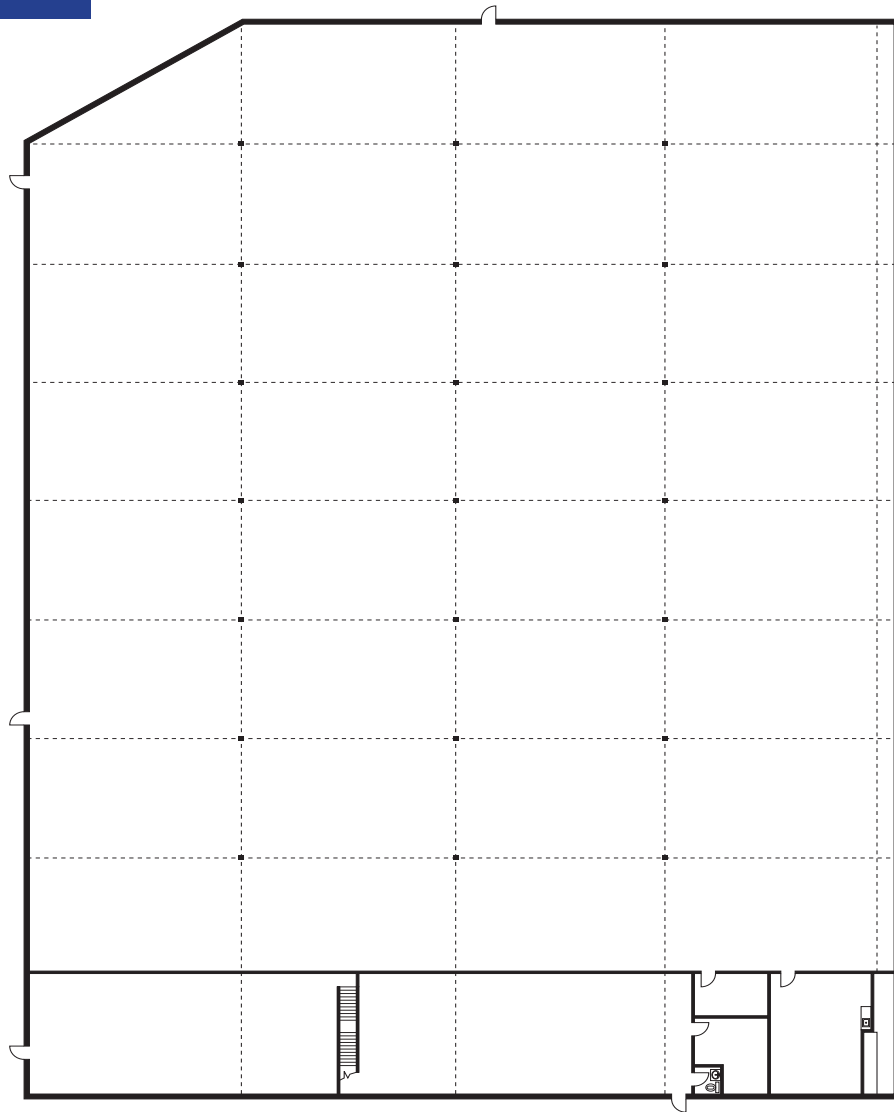
Street and Building Signage Available

## Building Specifications

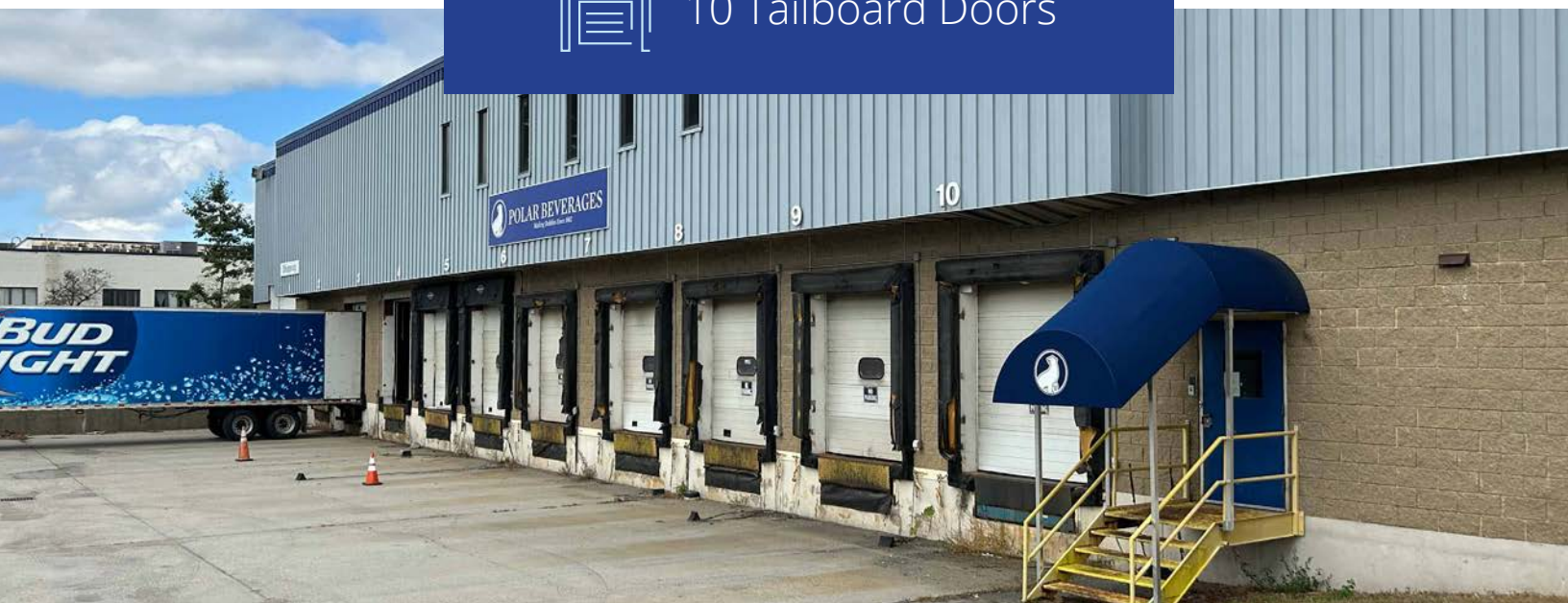
Building Size	166,355 SF
Availability	60,995 SF <b>3,000 SF</b> Mezz. Office <b>500 SF</b> Warehouse office and large kitchen and toilet
Term	Through 12/31/2026 (Direct term available)
Clear Height	26'
Column Spacing	29' x 50'
Power	3 Phase Power
Loading	10 loading docks with aprons
1 Drive in Door	10' x 12'
CAMs/Taxes	\$1.56/SF
Sprinklers	100% wet sprinkler system
Parking	170 parking spaces total for building
Utilities	
Water/Sewer	City of Springfield
Gas	Eversource
Electricity	Eversource



# Floor Plan



10 Tailboard Doors



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• 1.5 hr from Boston



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