



# Highway Oriented West Springfield Industrial Facility

**151 CAPITAL DRIVE**

West Springfield, MA 01089

Presented By:

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280 Bridge Street Springfield, MA 01103

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# HIGHWAY ORIENTED WEST SPRINGFIELD INDUSTRIAL FACILITY

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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Building Size:	39,960 SF - Main Building 5,100 SF - Out Building
Lot Size:	3.8 Acres
Real Estate Taxes	\$111,360
Year Built:	1990
Zoning:	BB

### PROPERTY OVERVIEW

This well-maintained industrial property comprises approximately 39,960 square feet situated on 3.8 acres, offering a functional blend of warehouse and office space suitable for a wide range of commercial uses. The building features an efficient layout with 18-foot clear height, full air conditioning throughout, and secure on-site parking for over 200 vehicles, making it well-suited for distribution, light manufacturing, or service-oriented operations.

Located on Capital Drive in West Springfield, the property benefits from immediate access to Interstate 91 and close proximity to Interstate 90 (the Massachusetts Turnpike). The site is positioned within an established industrial corridor, providing excellent regional connectivity throughout Western Massachusetts and Northern Connecticut.

### PROPERTY HIGHLIGHTS

- 18' CLEAR HEIGHT
- 5,100 SQUARE FOOT OUTBUILDING
- 5 LOADING DOCKS

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Aerial Map



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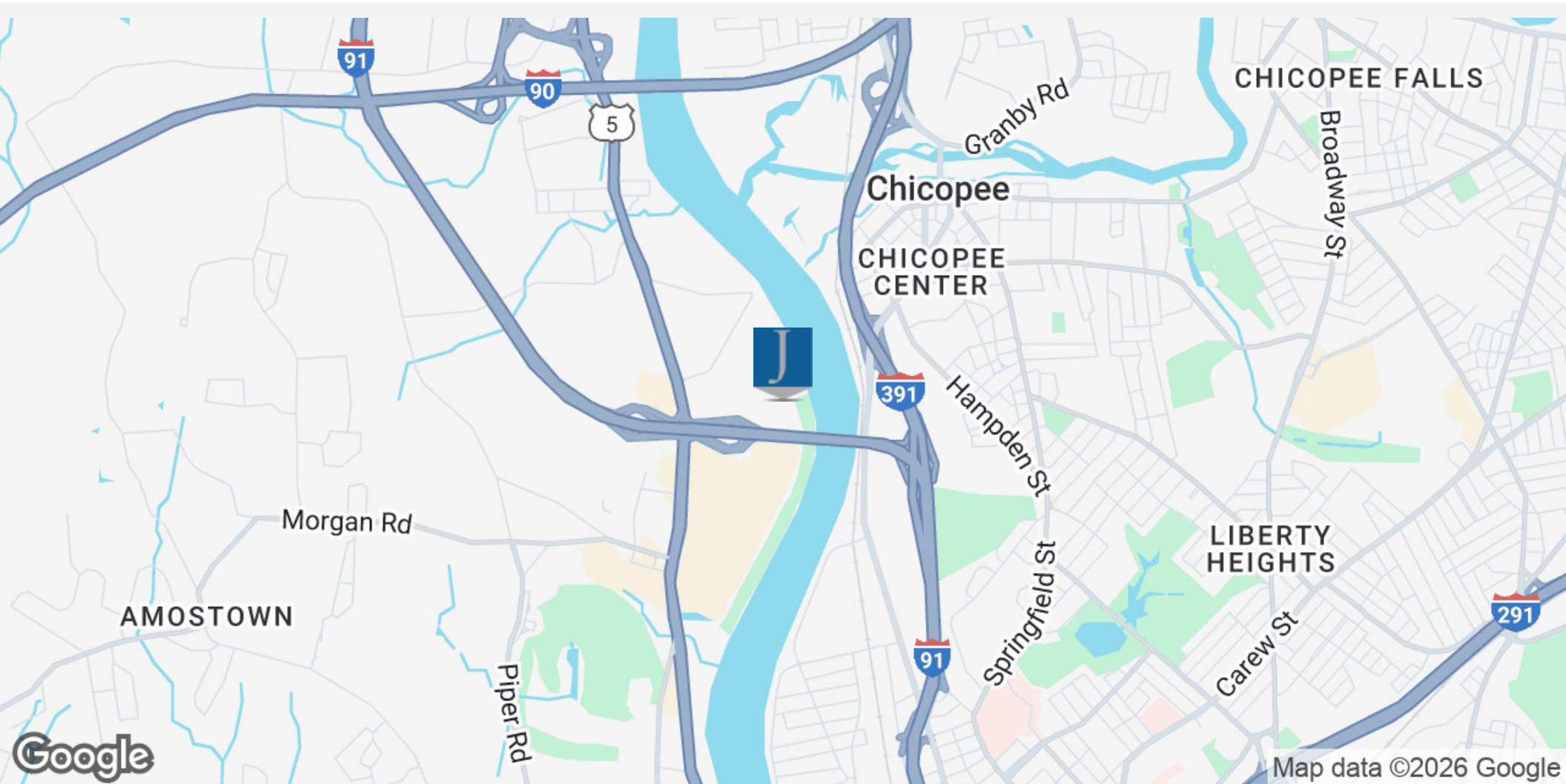
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Location Map



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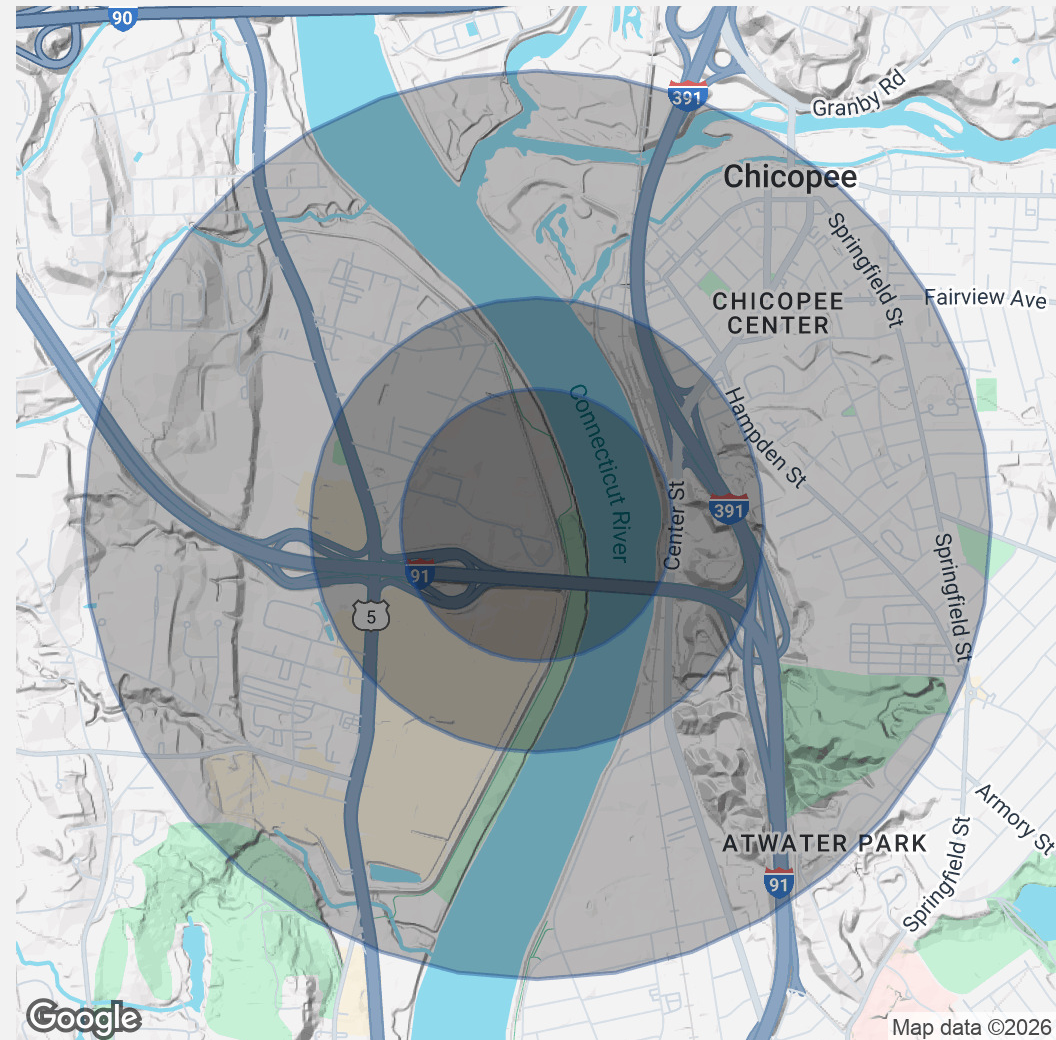
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## Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	200	648	6,803
Average Age	38	38	39
Average Age (Male)	39	38	38
Average Age (Female)	37	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	117	339	3,147
# of Persons per HH	1.7	1.9	2.2
Average HH Income	\$62,120	\$64,875	\$69,984
Average House Value	\$466,184	\$377,869	\$338,940

*Demographics data derived from AlphaMap*



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