



Highway Oriented West Springfield Industrial Facility

151 CAPITAL DRIVE

West Springfield, MA 01089

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com

J **JENNINGS**
REAL ESTATE SERVICES, INC.
280 Bridge Street Springfield, MA 01103
JENNINGS-RE.COM

HIGHWAY ORIENTED WEST SPRINGFIELD INDUSTRIAL FACILITY

151 Capital Dr West Springfield, MA 01089

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

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

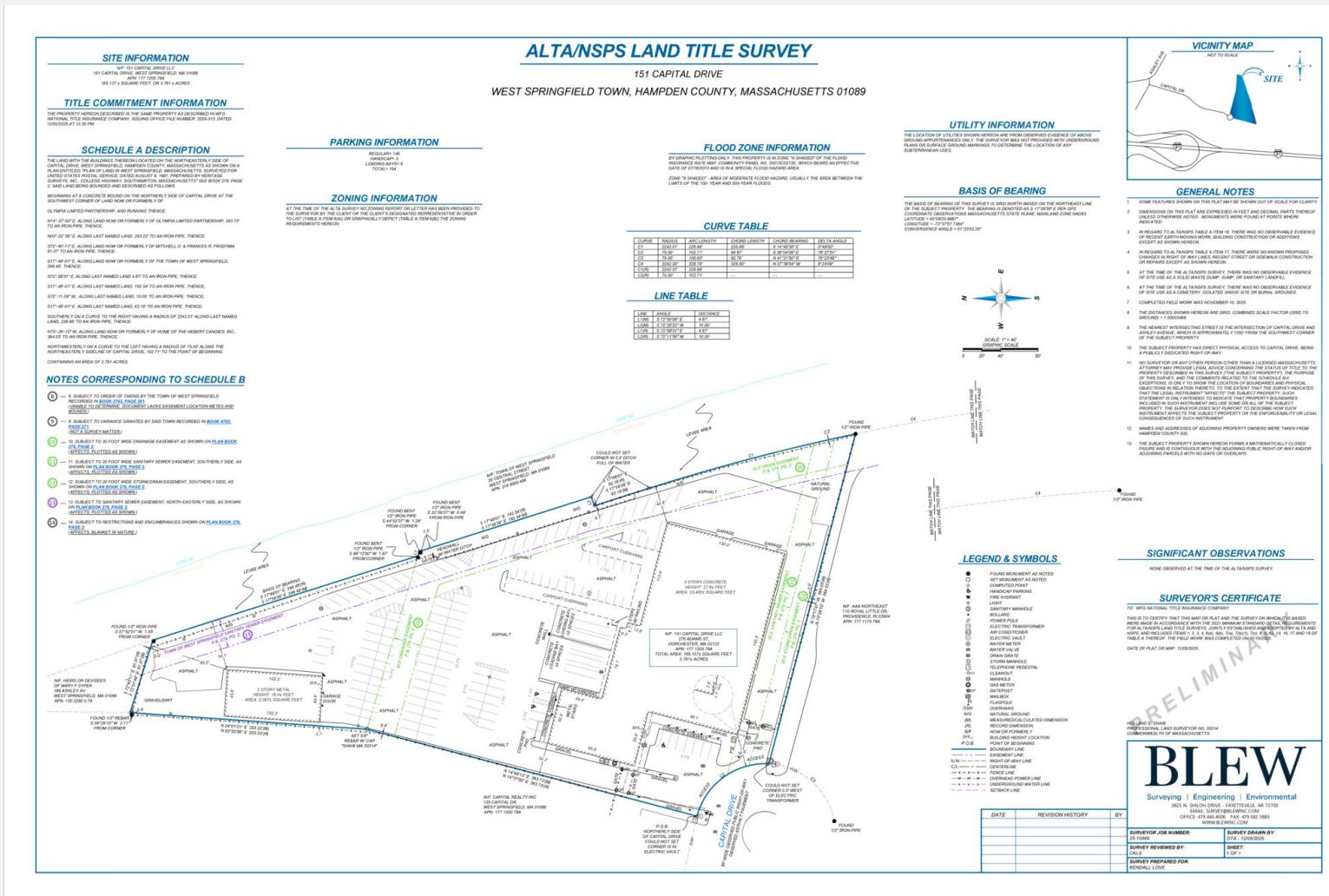
jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

HIGHWAY ORIENTED WEST SPRINGFIELD INDUSTRIAL FACILITY

151 Capital Dr West Springfield, MA 01089

Site Plan



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

The logo for Jennings Real Estate Services, Inc. It features a large, stylized letter 'J' in a white serif font on the left. To the right of the 'J', the word 'JENNINGS' is written in a large, bold, blue sans-serif font. Below 'JENNINGS', the words 'REAL ESTATE SERVICES, INC.' are written in a smaller, blue sans-serif font.

280 Bridge Street Springfield, MA 01103

jennings-re.com

HIGHWAY ORIENTED WEST SPRINGFIELD INDUSTRIAL FACILITY

151 Capital Dr West Springfield, MA 01089

Aerial Map



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

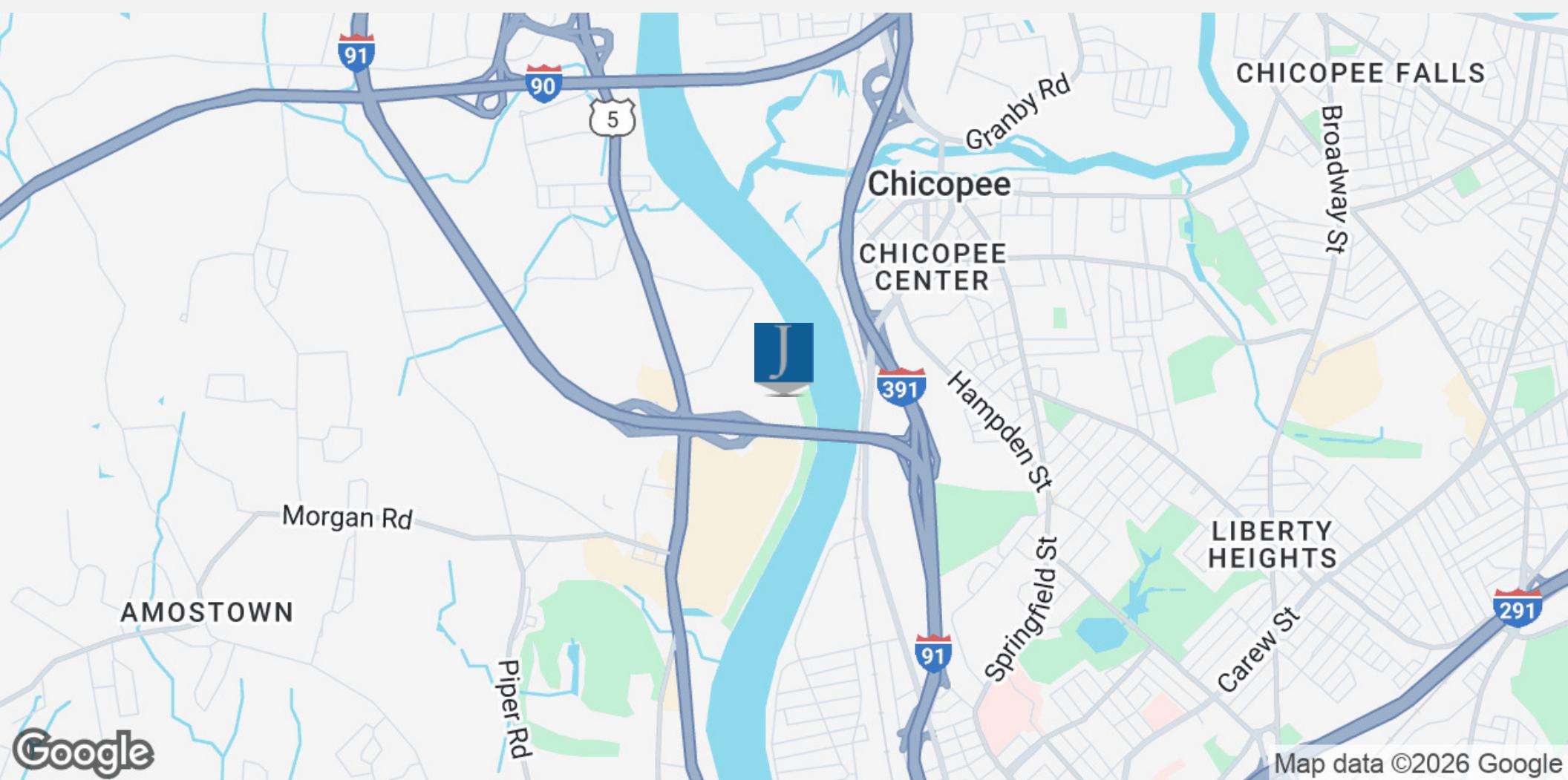
jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

HIGHWAY ORIENTED WEST SPRINGFIELD INDUSTRIAL FACILITY

151 Capital Dr West Springfield, MA 01089

Location Map



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

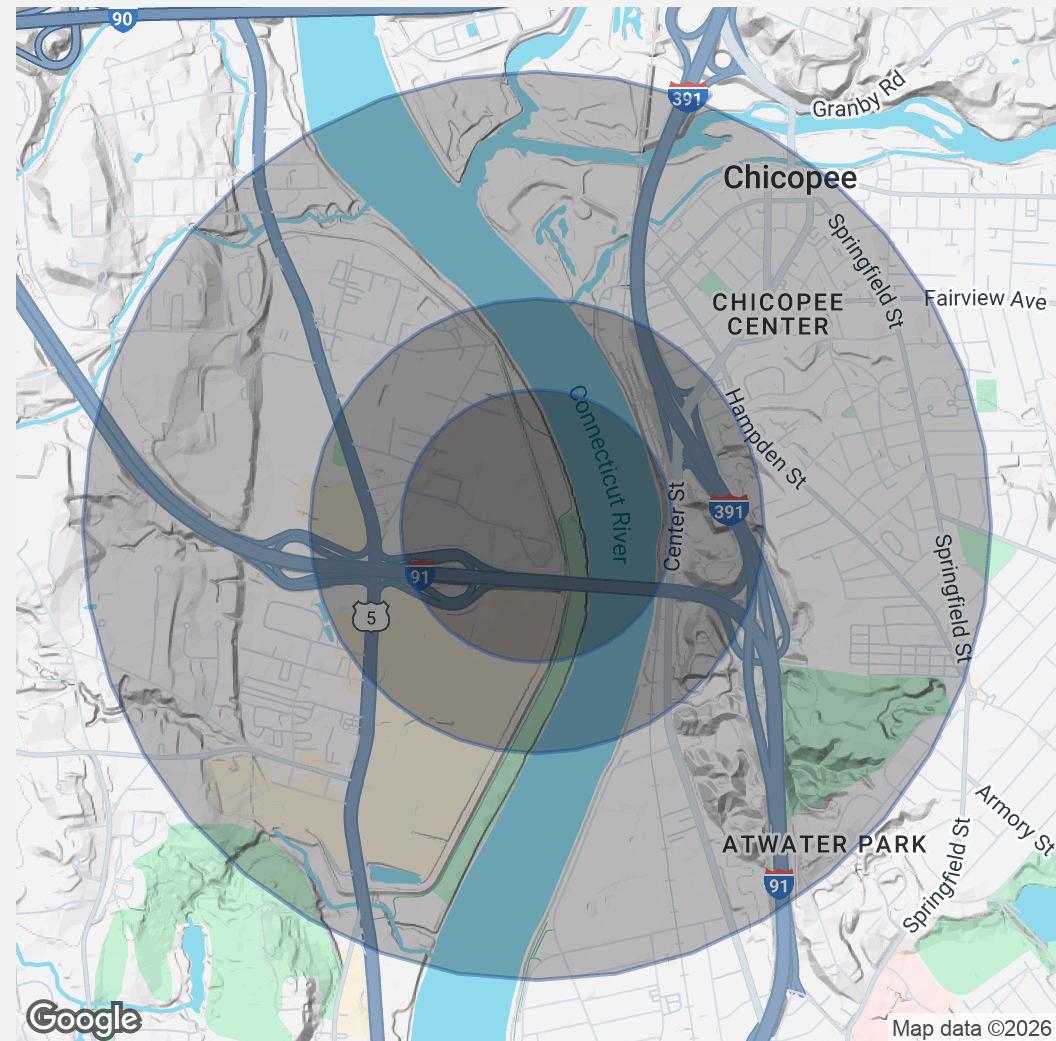
HIGHWAY ORIENTED WEST SPRINGFIELD INDUSTRIAL FACILITY

151 Capital Dr West Springfield, MA 01089

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



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com

J JENNINGS
REAL ESTATE SERVICES, INC.

280 Bridge Street Springfield, MA 01103

jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

J



280 Bridge Street Springfield, MA 01103

jennings-re.com