

INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

For Sale or For Lease

152,933SF, sub-dividable

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26GSears LLC, Member Sandeep Gupta, SGUPTA138@gmail.com, 408 888 9082

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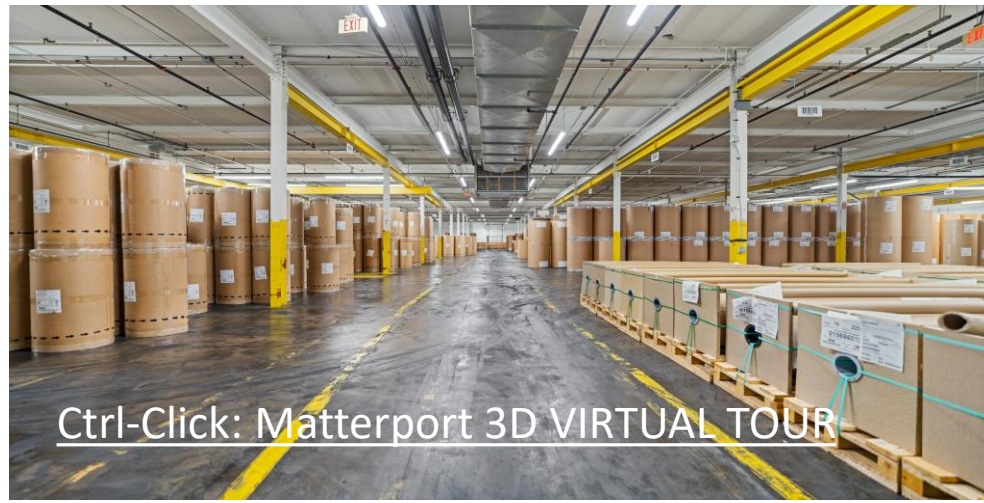
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Property Details

- Outstanding location close to Hwy, downtown, city center.
- 15 docks, 2 drive-ins
 - 4 railroad docks, 321' on west side
 - 11 more docks, 4 at an angle
 - Large 16x24ft drive-in @Baldwin St
- Total interior space 152,933SF
 - ~135,513SF 1st Floor, sub-dividable ~71,000SF (26Ft ceiling) includes 6000SF office, ~64,500SF (20-23)Ft ceiling.
 - ~17,420SF of 2nd Floor Mezzanine in ~15,680 & ~1740SF sections
- 3.8 Acre lot, 20 parking + street parking



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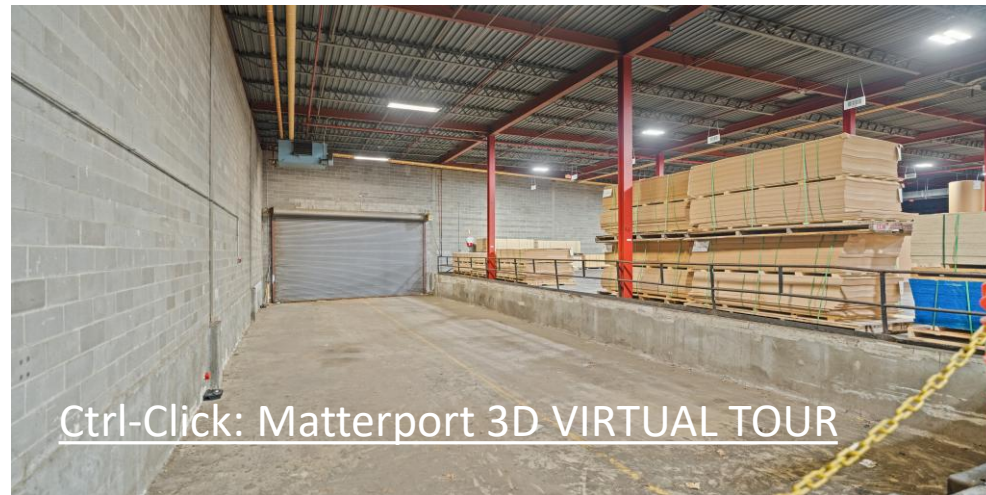
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Property Details Contd.

- 6,369SF office space spread in 3 different areas
- CSX rail with spur next to the 64,500SF section with 4 docks on 321' West Side
- Sprinklered, 24Ft column spacing.
- **3000A/3Phase 480V, 1.5MW power available; 4 ext. levelers**
- 1952 built, upgraded over last 20 years including angled docks, security, HVAC.
- Roof (TPO, 2007). RUL till ~2032, no leaks. ***ROOF A SIGNIFICANT ASSET FOR MA SMART SOLAR ROOF PROGRAM***



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Pricing (REDUCED)

- **For Sale (CALL FOR PRICING)**
 -
- **For Lease, Entire Main Level Space**
 - 135,513 SF at \$4.5/SF + NNN
- **OR SUBDIVIDE MAIN LEVEL SPACE**
 - 64,500 SF at \$5/SF + NNN
 - 71,000 SF at \$5/SF + NNN
- **For Lease, 2nd Floor 17,420SF Space**
 - @ \$2.5/SF
- **Low Current NNN \$1.38/SF (Taxes ~\$122K, Ins. ~\$33K, R&M \$32,000)**



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Lease Comparables

Sign Date	Start Date	Address	City	SF Leased	Rent/SF/Yr	Services	Rent Type	Tenant	Move-in Date	Submarket
Jul 2023	Sep 2023	330 Stone Rd	Windsor	71,426	\$7.95	NNN	Asking	Keystone Automotive Operations, Inc.	Sep 2023	Windsor
Oct 2023	Nov 2023	53 Manning Rd	Enfield	100,000	\$5.00	IG	Asking		Nov 2023	Enfield
Nov 2023	Nov 2023	219-239 W Service Rd	Hartford	425,294	\$5.07	NNN	Starting	Sims Limited	Nov 2024	Hartford
Nov 2023	Nov 2023	219-239 W Service Rd	Hartford	425,294	\$5.07	NNN	Starting	Metal Management Aerospace	Nov 2023	Hartford
Jul 2023	Dec 2023	11 Berkshire St	Holyoke	59,000	\$4.50	MG	Asking		Dec 2023	Hampden County
Oct 2023	Mar 2024	53 Manning Rd	Enfield	74,000	\$4.25	IG	Asking	SOLogistics	Mar 2024	Enfield
Jun 2024	Sep 2024	100 Palmer Ave	West Springfield	190,582	\$3.50	NNN	Asking		Sep 2024	Hampden County
Jan 2025	Jan 2025	215 Moody Rd	Enfield	82,000	\$5.75	NNN	Starting		Jun 2025	Enfield
Feb 2025	Feb 2025	25 International Dr	Windsor	57,218	\$9.75		Asking	FABBRICA		East Granby
Oct 2024	Mar 2025	21 Industrial Dr	South Hadley	56,981	\$5.95	NNN	Asking		Mar 2025	Hampshire County
Mar 2025	Sep 2025	1 Better Way	Chicopee	173,247	\$5.25	NNN	Asking	Polar Beverage	Sep 2025	Hampden County

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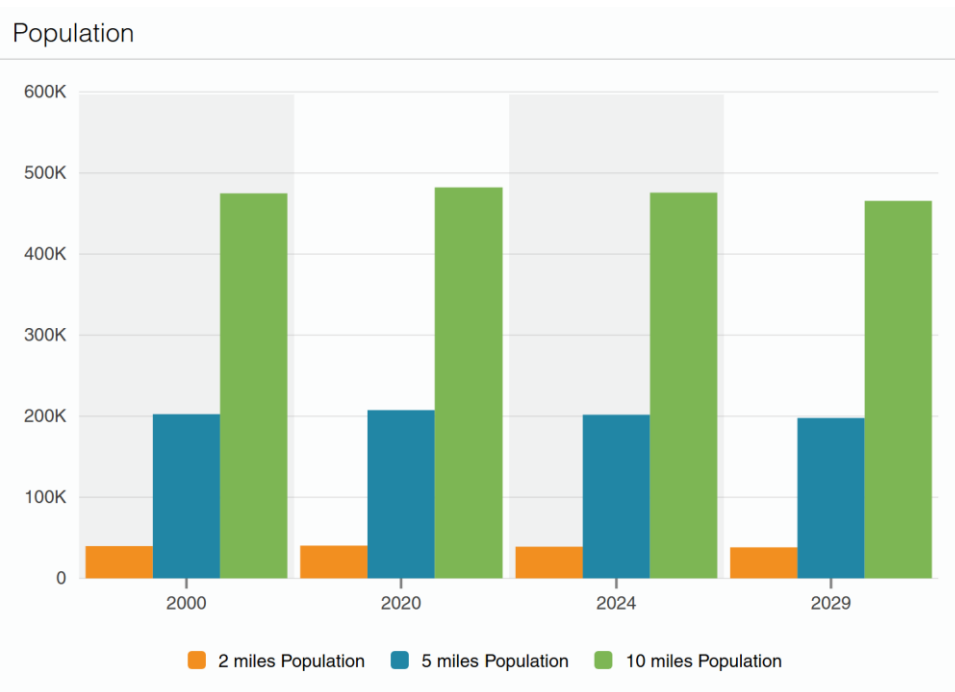
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Demographics



Income

	2 miles	5 miles	10 miles
Avg Household Income	\$67,618	\$77,083	\$86,950
Median Household Income	\$44,961	\$53,747	\$64,043
< \$25,000	5,522	22,164	41,507
\$25,000 - 50,000	3,416	15,670	35,334
\$50,000 - 75,000	2,575	11,949	30,607
\$75,000 - 100,000	1,383	8,304	21,502
\$100,000 - 125,000	1,330	7,397	18,750
\$125,000 - 150,000	700	4,148	11,727
\$150,000 - 200,000	803	4,588	12,975
\$200,000+	805	5,018	14,890

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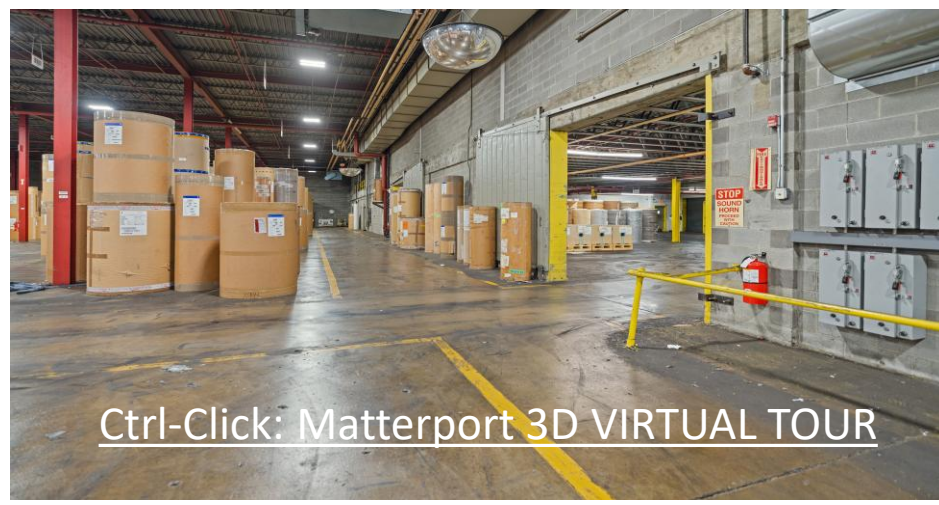
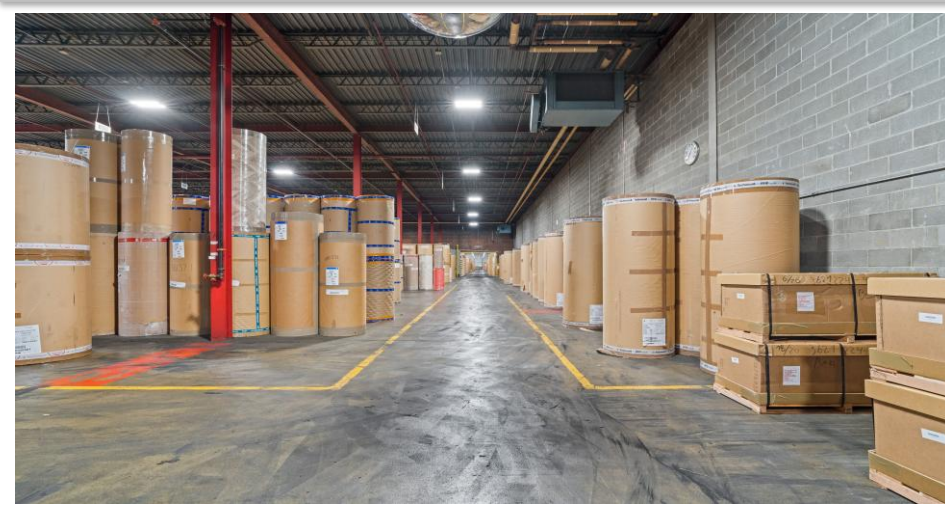
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71,000SF(24Ft high) photos



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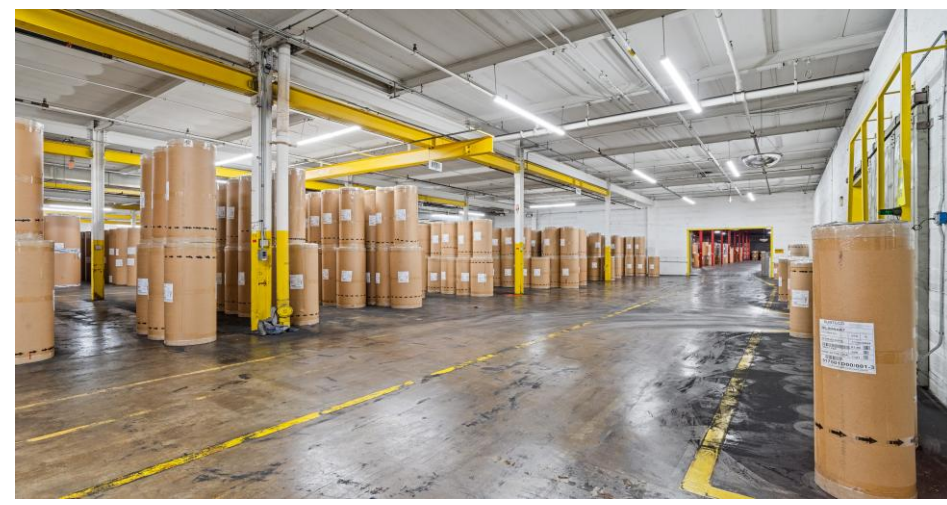
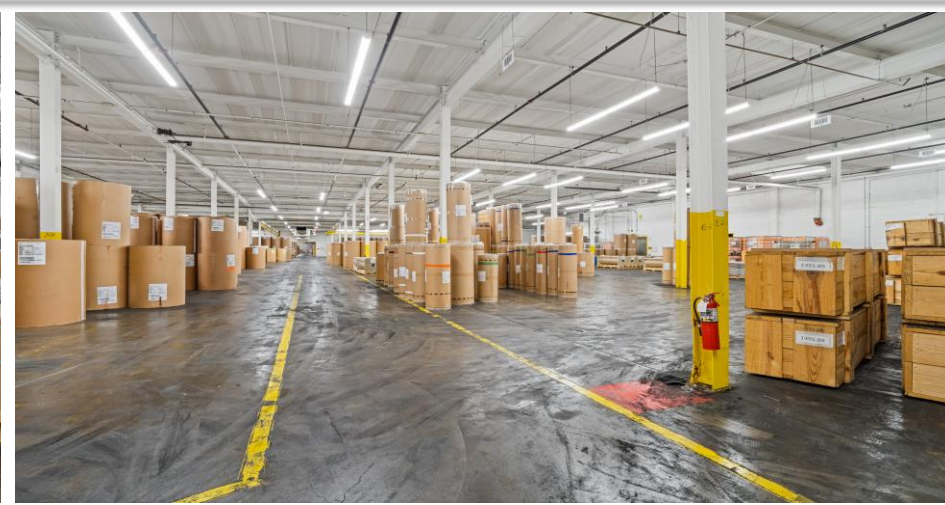
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64,500SF (19Ft high) photos



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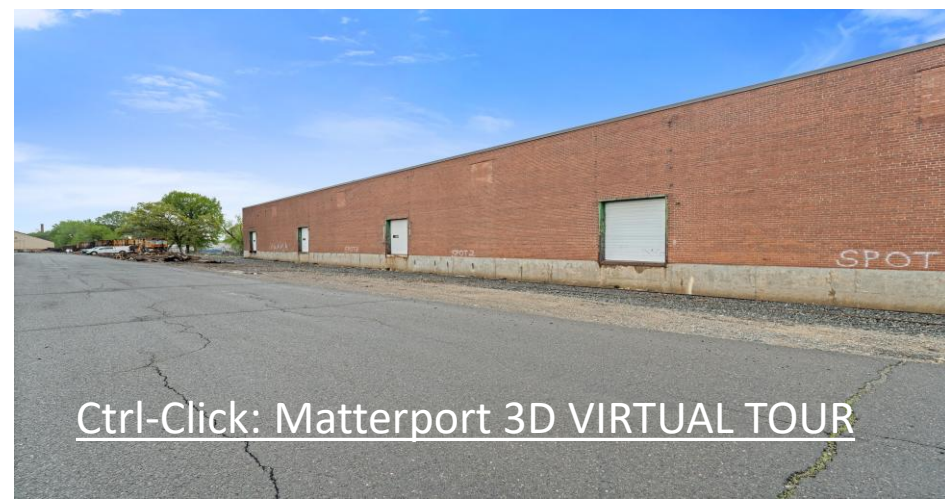
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Street & Railroad Docks



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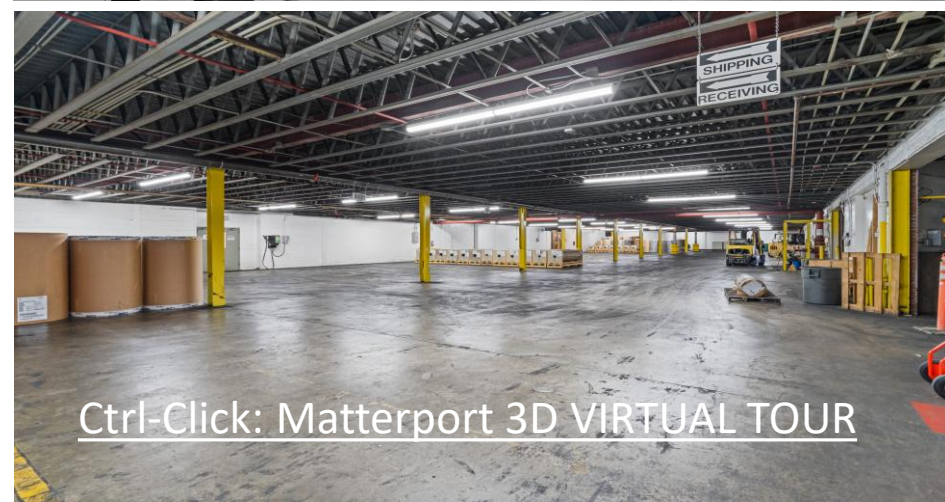
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Office & Shipping/Receiving



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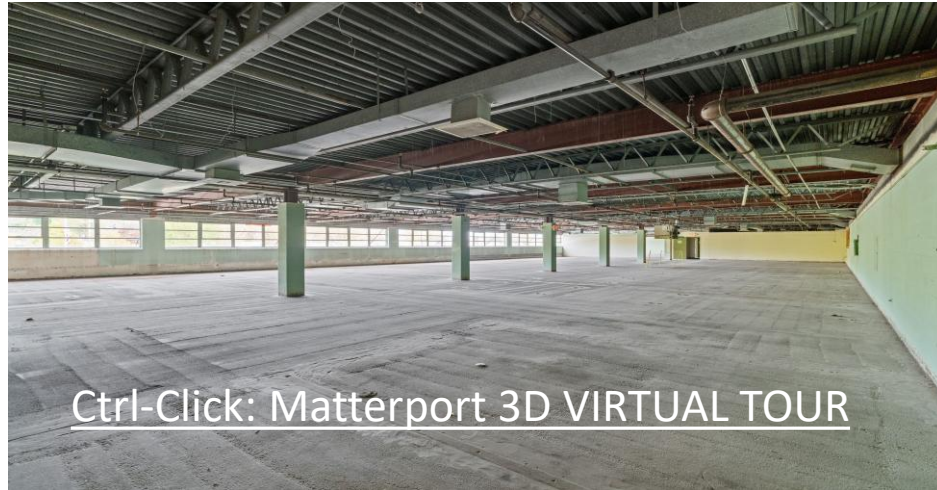
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Mezzanine, Other Photos



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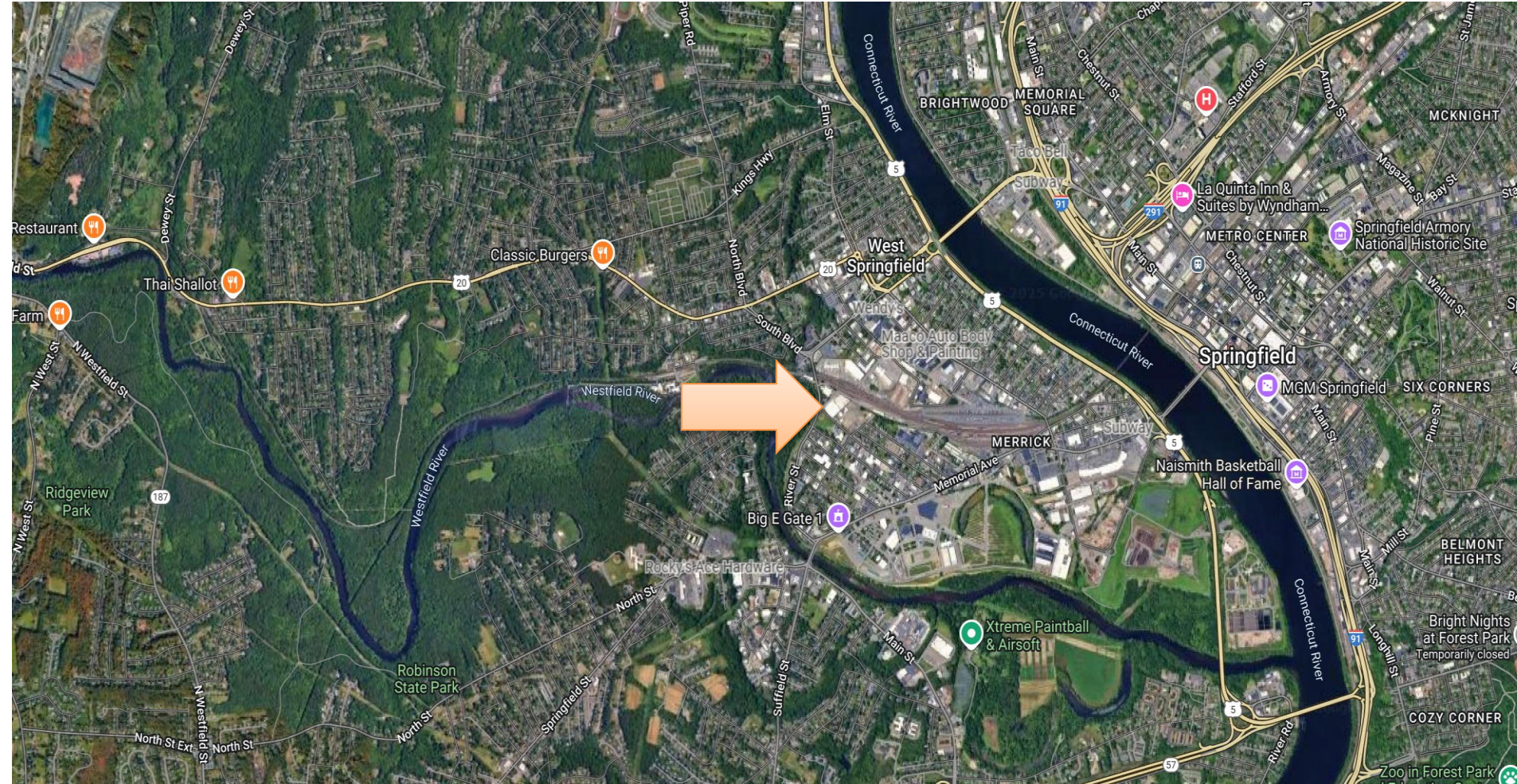
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Location in City



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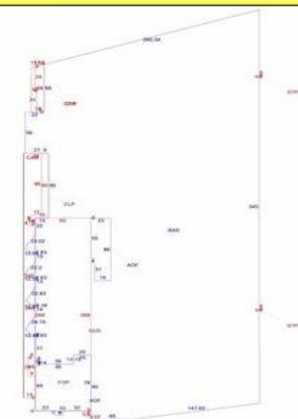
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Property Card

Property Location 26 SEARS WAY Map ID 471/2950/5/ Bldg Name 26 SEARS WAY
 Vision ID 9150 Account # 471-02950-05-001 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 State Use 3160
 Print Date 2/15/2021 4:46:46 AM

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description	Element	Cd	Description	Element	Cd	Description
Style:	48	Warehouse									
Model	96	Industrial									
Grade	02	Fair									
Stories:	2										
Occupancy	1.00										
Exterior Wall 1	19	Brick Veneer									
Exterior Wall 2											
Roof Structure	01	Flat									
Roof Cover	04	Tar & Gravel									
Interior Wall 1	01	Minim/Masonry									
Interior Wall 2	05	Drywall/Sheet									
Interior Floor 1	03	Concr-Finished									
Interior Floor 2	14	Carpet									
Heating Fuel	03	Gas									
Heating Type	03	Hot Air-no Duc									
AC Type	01	None									
Bldg Use	3161	COMM WHSE MDL-96									
Total Rooms											
Total Bedrms											
Total Baths	3										
Heat/AC	00	NONE									
Frame Type	05	STEEL									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	00	NONE									
Rooms/Prtns	01	LIGHT									
Wall Height	16.00										
% Conn Wall	0.00										
1st Floor Use:	3161										
MIXED USE						COST / MARKET VALUATION					
Code		Description		Percentage		RCN		4,249,318			
3161		COMM WHSE MDL-96		100							
				0							
				0							
Year Built		1952		Effective Year Built		1933		Depreciation Code		B	
Remodel Rating		60		Year Remodeled				Depreciation %		40	
Functional Obsol		1		External Obsol				Condition		40	
Trend Factor				Condition %		40		Percent Good		1,699,700	
RCNLD		1,699,700		Dep % Ovr				Dep Ovr Comment			
Misc Imp Ovr				Misc Imp Ovr Comment				Cost to Cure Ovr			
Cost to Cure Ovr Comment											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
SPR1	SPRINKLERS-	B	117,68	0.70	1933		40		0.00	33,000	
RRR	RAILROAD SP	L	250	50.00	1982		25		0.00	3,100	
PAV1	PAVING-ASPH	L	11,800	1.80	1982		25		0.00	5,300	
HLF	HALF BATH	B	4	2000.00	1933		40		0.00	3,200	
XTRF	EXTRA FIXT	B	8	750.00	1933		40		0.00	2,400	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
AOF	Office	6,369	6,369	6,369	28.80	183,414					
BAS	First Floor	129,144	129,144	129,144	28.80	3,719,089					
CAN	Canopy	0	7,056	2,822	11.52	81,268					
CLP	Loading Platform	0	1,475	443	8.65	12,758					
FOP	Porch, Open Frame	0	234	59	7.26	1,699					
STP	Stoop	0	57	9	4.55	259					
UUS	Upper Story, Unfinished	0	17,420	8,710	14.40	250,831					



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