



**FITZGERALD
& COMPANY, INC.**

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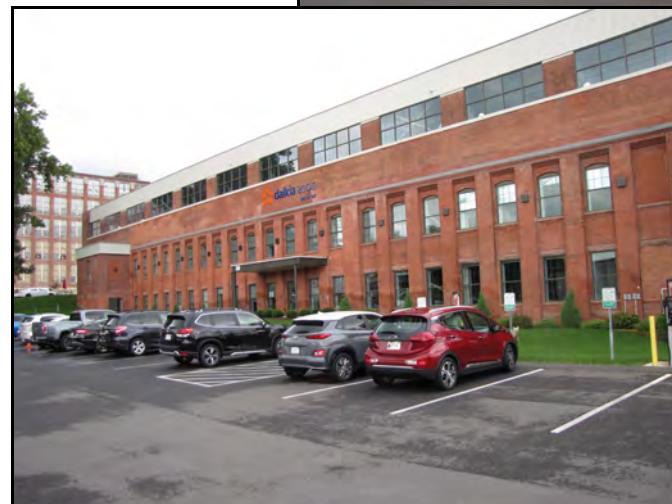
AVAILABLE

**55-59 JACKSON STREET
HOLYOKE, MASSACHUSETTS**

ASKING PRICE - \$4,995,000

ALL SHOWINGS BY APPOINTMENT ONLY
CONTACT: Brian Fitzgerald
TELEPHONE: (413) 747-4100

55 Jackson Street



59 Jackson Street

PROPERTY DESCRIPTION

55-59 JACKSON STREET, HOLYOKE, MA

| | | 55 Jackson Street | 59 Jackson Street | Total |
|-------------------|---------------------------------|--------------------------|-------------------------------|--------------------|
| Land | Land Area | 2.73 Acres | 4.61 Acres | 7.34 Acres |
| | Zoning | Industrial | Industrial | |
| | Parking | 40 Spaces | 72 Spaces | 112 Spaces |
| Building | Gross Building | | | |
| | Area | 19,800 Square Feet | 34,449 Square Feet | 54,249 Square Feet |
| | Office Space | 10,300 Square Feet (52%) | 15,000 Square Feet (44%) | 25,300 Square Feet |
| | Year Built | 1979 | 1880/Renovated 2020 | |
| | Warehouse Ceiling Height | 14-16 Feet | 32' to Ceiling/24'8" to Joist | |
| | Loading Docks | 1: 8 x 10 | 3: 8 x 10 | |
| Mechanical | Drive-In Doors | 1: 10 x 14 | 1: 10 x 14 | |
| | Sprinkler | 100% Wet | 100% Wet | |
| | Heat | Gas/Forced Hot Air | Gas/Forced Hot Air | |
| | Air Conditioning | 100% in Offices | 100% in Offices | |
| | Electricity | 400 amp | 1,200 Amp | |
| | Water | City of Holyoke | City of Holyoke | |
| Taxes | Real Estate Taxes | \$16,945.43 | \$89,779.80 | \$106,725.23 |
| | FY 2024 | | | |

The information above has been obtained from sources believed reliable. Fitzgerald & Company, Inc. has made every effort to provide accurate information, but the offering is subject to errors and omissions, as well as prior sale, change or withdrawal without notice.



LEASE INFORMATION

55-59 Jackson Street, Holyoke, MA

| | Tenant | Size | Rate | Dates | Rent | Other |
|---------------|---------------------------|---------------|--------------|--------------|------------------|---|
| 1 | Aegis Energy Services LLC | 31,238 | \$6.00 | 6/20 to 5/30 | \$187,428 | NNN lease; 5% increase 6/25; Option to expand another 3,211 SF; Tenant completed \$1.5M in TI |
| 2 | 59 Jackson Street | 3,211 | Option Space | Option Space | \$19,266 | Not Currently Leased |
| 2 | 55 Jackson Street | 19,800 | \$7.50 | 6/24 to 8/29 | \$148,500 | NNN Lease; 3.5% Annual Increases |
| Totals | | 54,249 | | | \$335,928 | 1: 3 Year Option & 1: 2 Year Option |

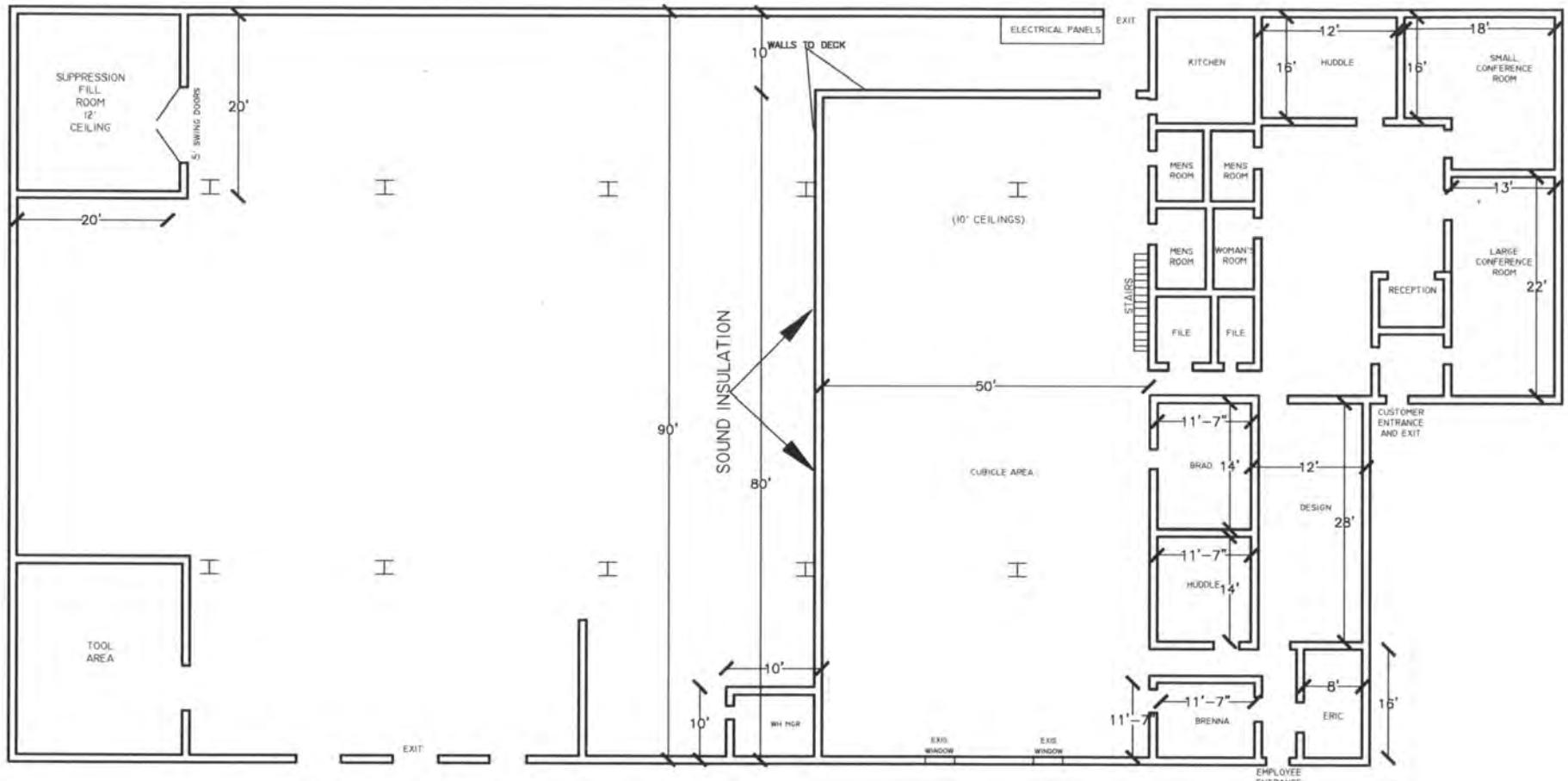
Remarks

1 The solar field at 84 Sargeant Street to be retained by Property Owner through leaseback.

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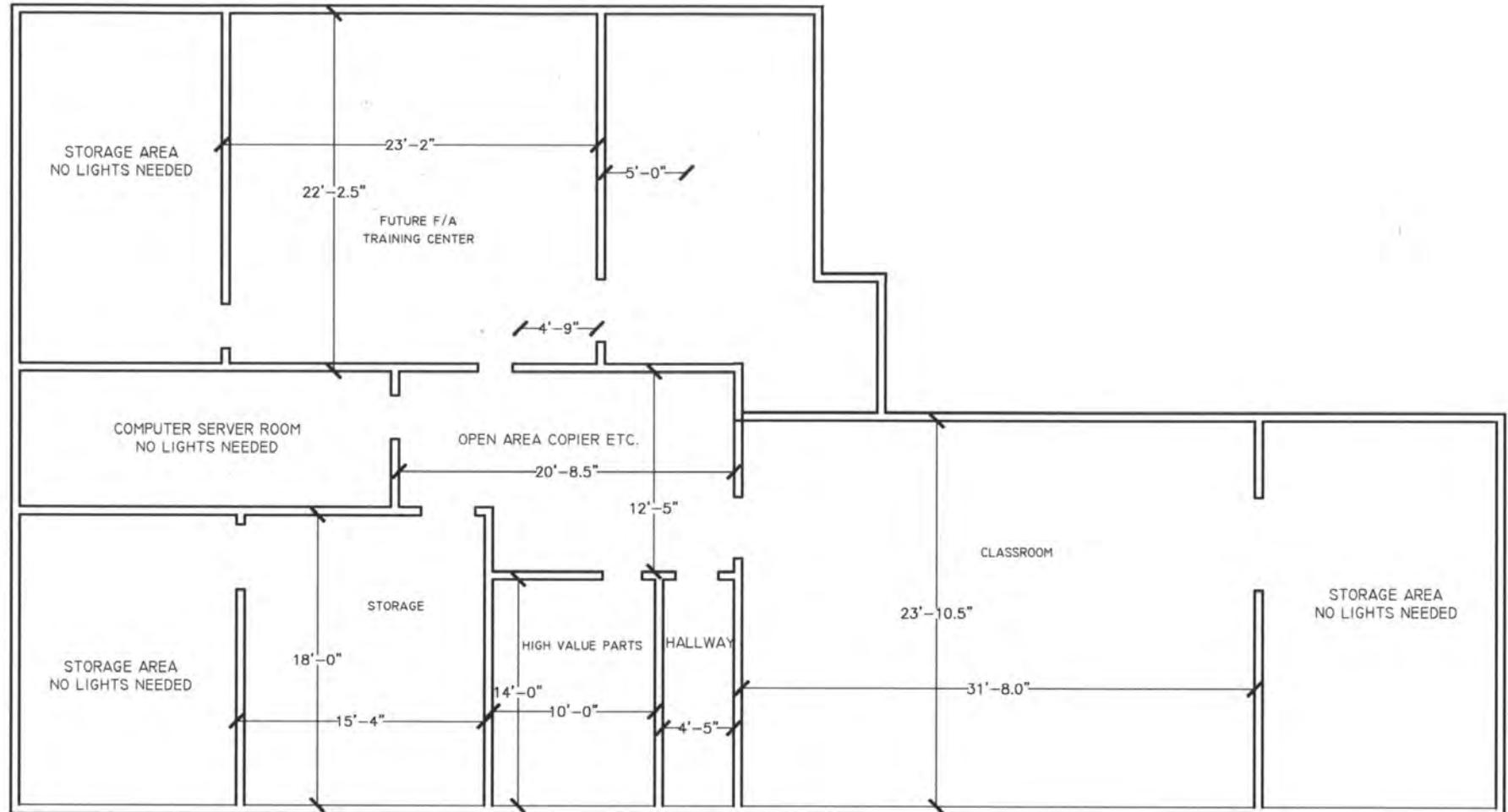


55 JACKSON STREET - 1st FLOOR LAYOUT



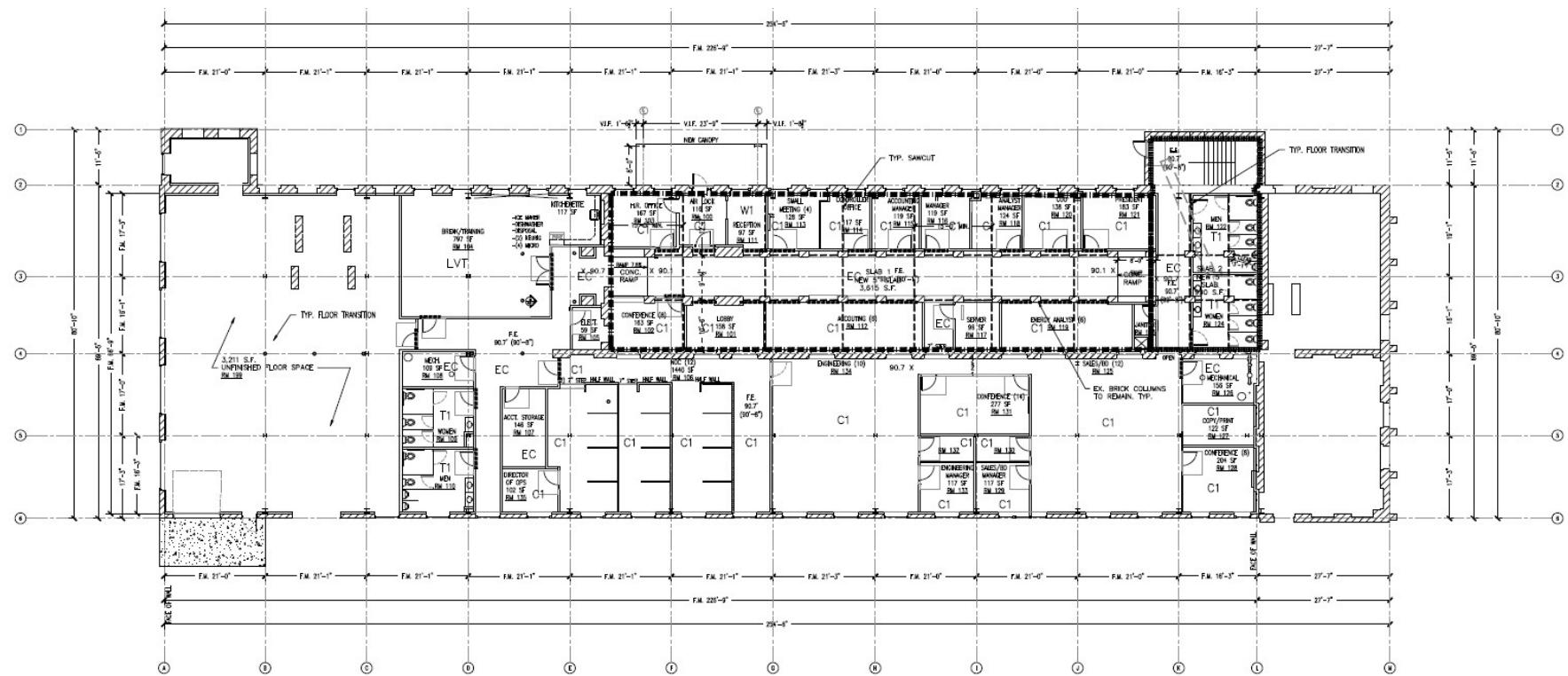
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55 JACKSON STREET - 2ND FLOOR LAYOUT



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59 JACKSON STREET - 1st FLOOR LAYOUT

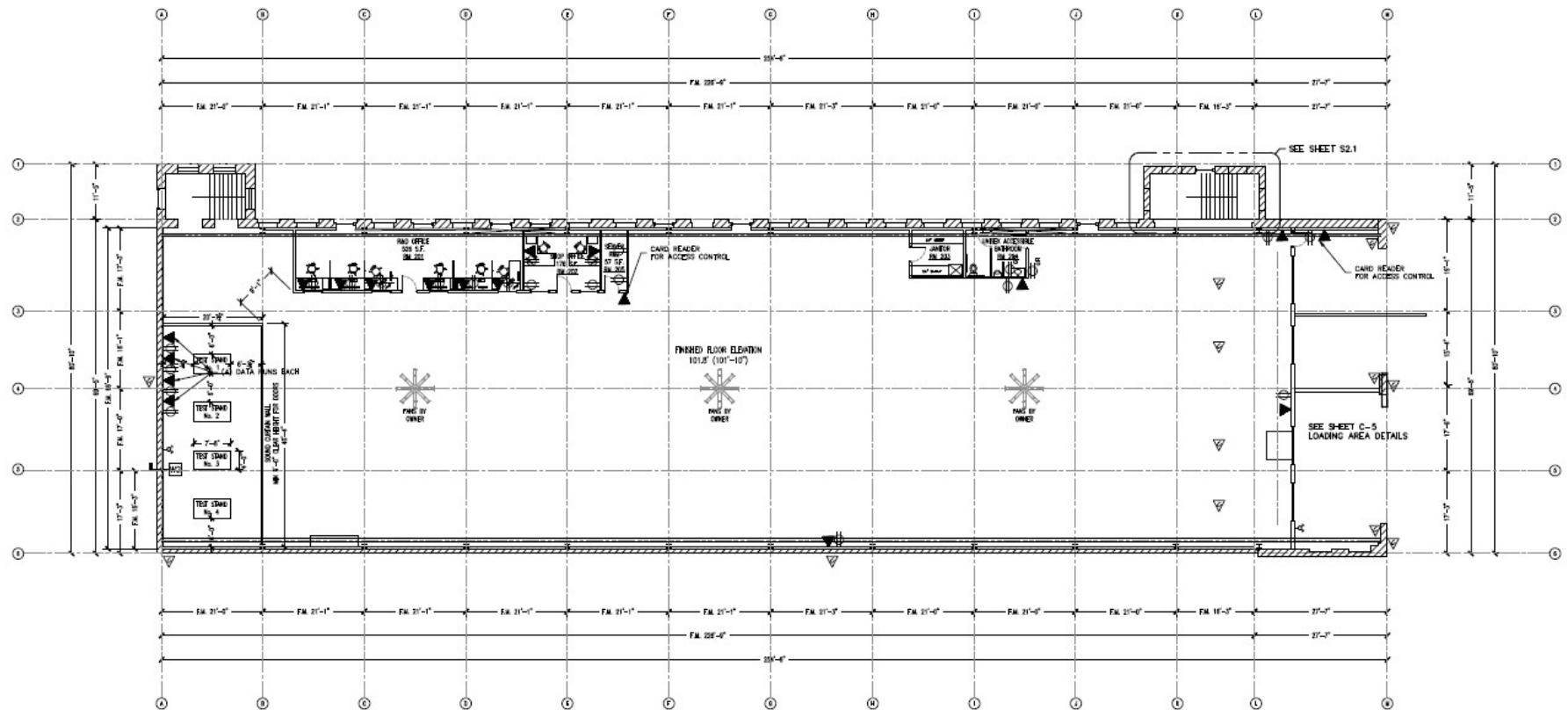


| PAINTING LEGEND | | FLOORING LEGEND | |
|-----------------|---------------|-----------------|-------------------|
| TYPE | DESCRIPTION | TYPE | DESCRIPTION |
| P1 | PAINT COLOR 1 | C1 | CARPET |
| P2 | PAINT COLOR 2 | EC | EXPOSED CONCRETE |
| P3 | PAINT COLOR 3 | T1 | TILE |
| | | W1 | WALK OFF MATT |
| | | LVT1 | LUXURY VINYL TILE |

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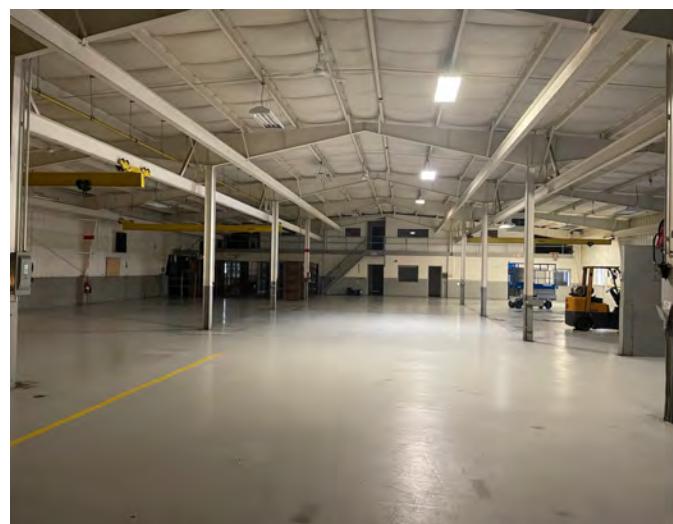
59 JACKSON STREET - 2ND FLOOR LAYOUT



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55 JACKSON STREET PHOTOS



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Fitzgerald & Company, Inc. makes no representations concerning the condition of the subject property located at 55-59 Jackson Street, Holyoke, Massachusetts and advises prospective buyers to obtain professional assistance in this regard.

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