



**FITZGERALD
& COMPANY, INC.**

88 Elm Street - P.O. Box 268
West Springfield, Massachusetts 01090
Telephone: (413) 747-4100

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	
			32' to Ceiling/24'8" to Joist	
	Warehouse Ceiling Height	14-16 Feet		
	Loading Docks	1: 8 x 10	3: 8 x 10	
	Drive-In Doors	1: 10 x 14	1: 10 x 14	
Mechanical	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	
	Sewer	City of Holyoke	City of Holyoke	
Taxes	Real Estate Taxes FY 2024	\$16,945.43	\$89,779.80	\$106,725.23

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

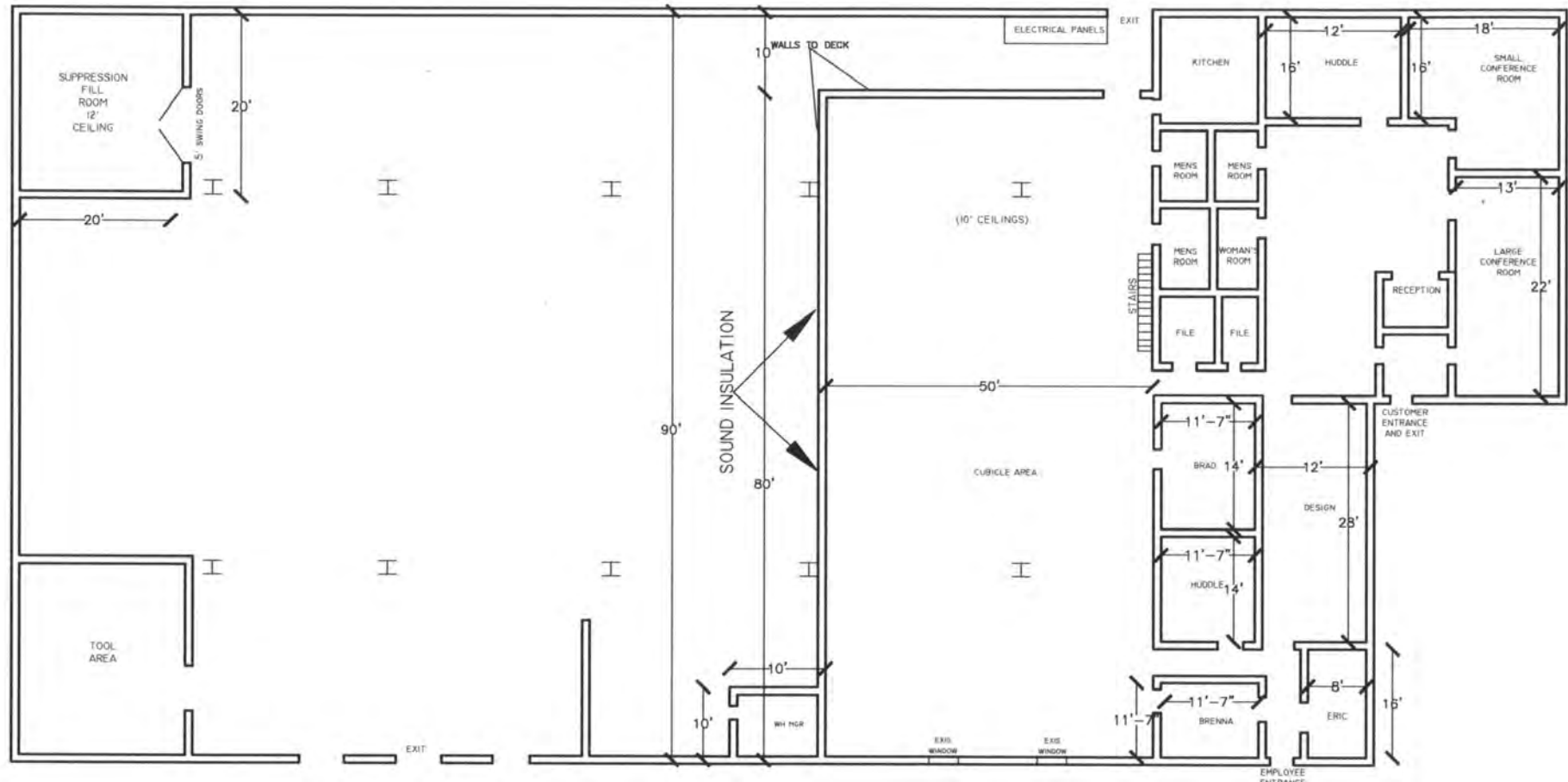
55-59 Jackson Street, Holyoke, MA

	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 1: 3 Year Option & 1: 2 Year Option
Totals		54,249			\$335,928	

Remarks

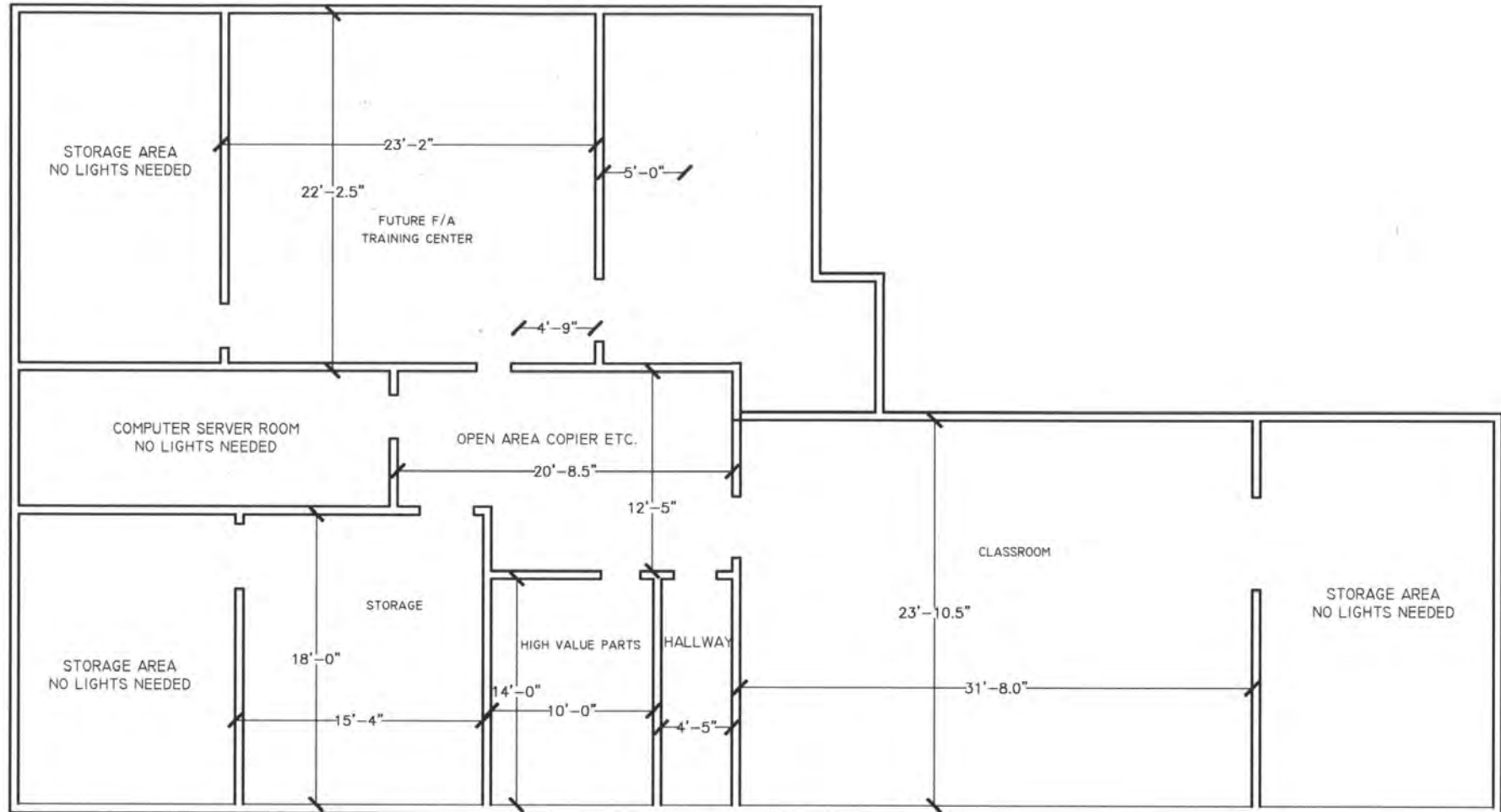
- 1 The solar field at 84 Sargeant Street to be retained by Property Owner through leaseback.

55 JACKSON STREET - 1st FLOOR LAYOUT



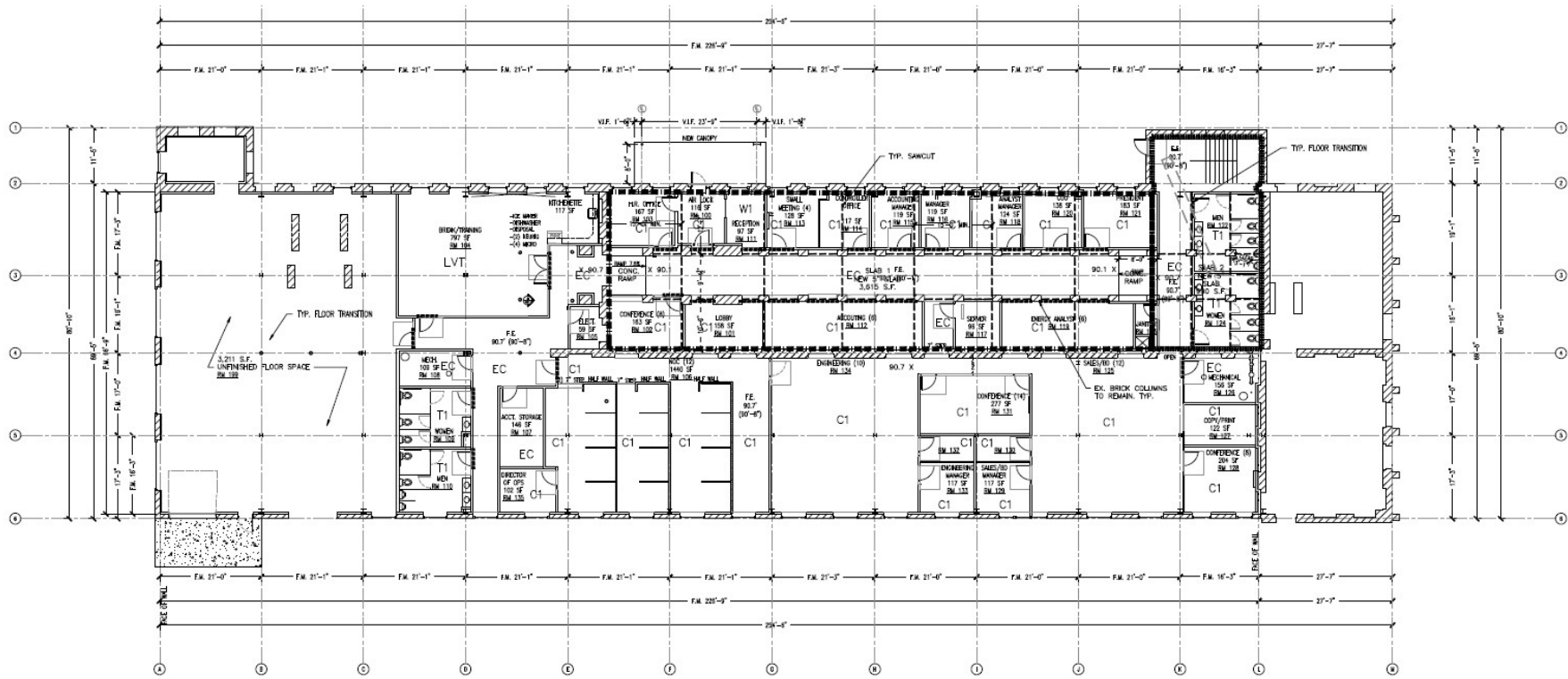
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55 JACKSON STREET - 2ND FLOOR LAYOUT



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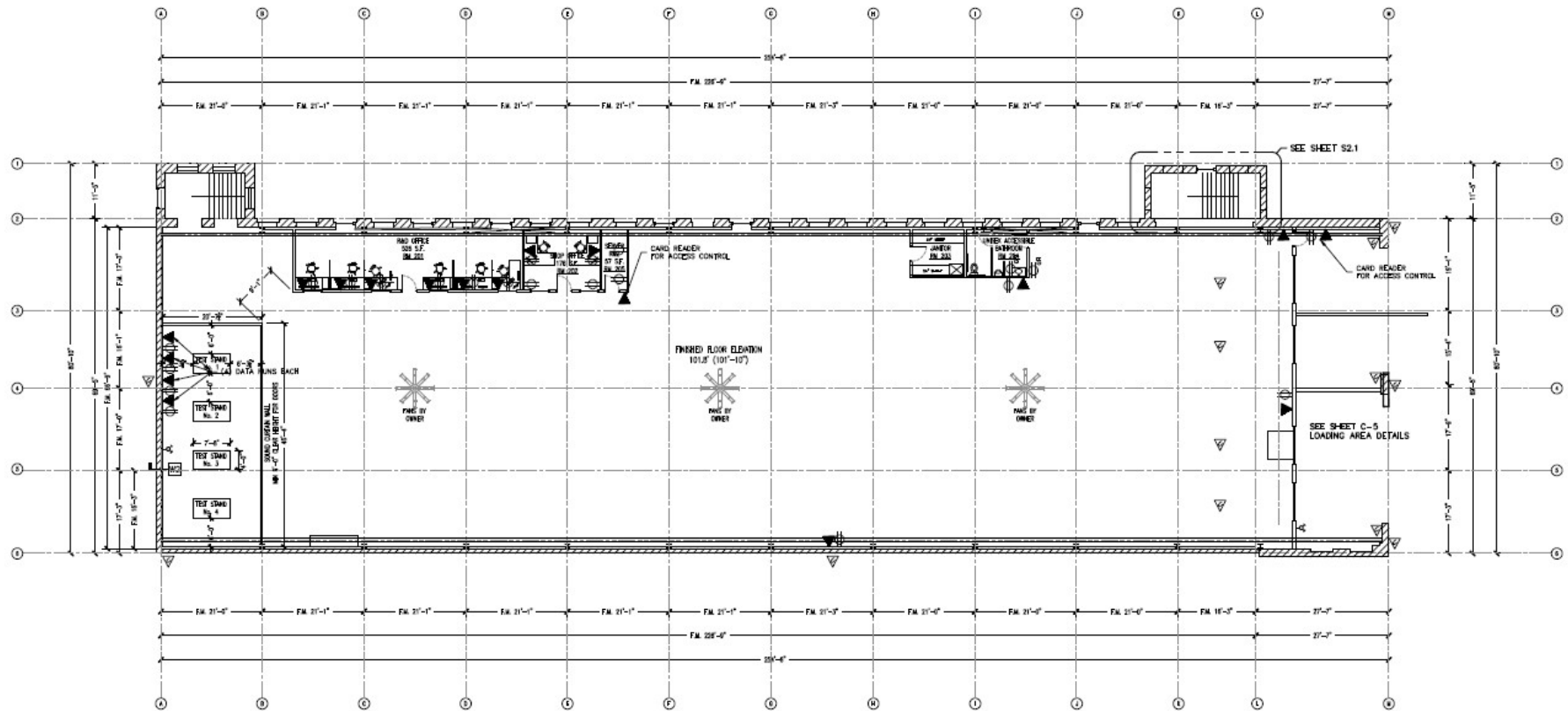
59 JACKSON STREET - 1st FLOOR LAYOUT



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

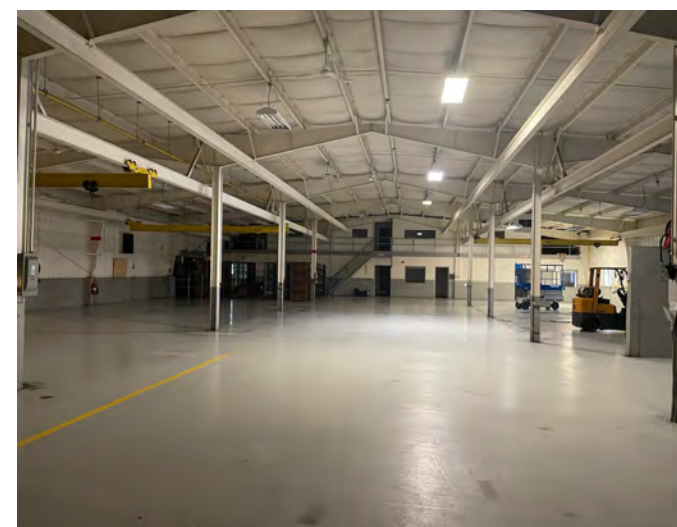
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59 JACKSON STREET - 2ND FLOOR LAYOUT



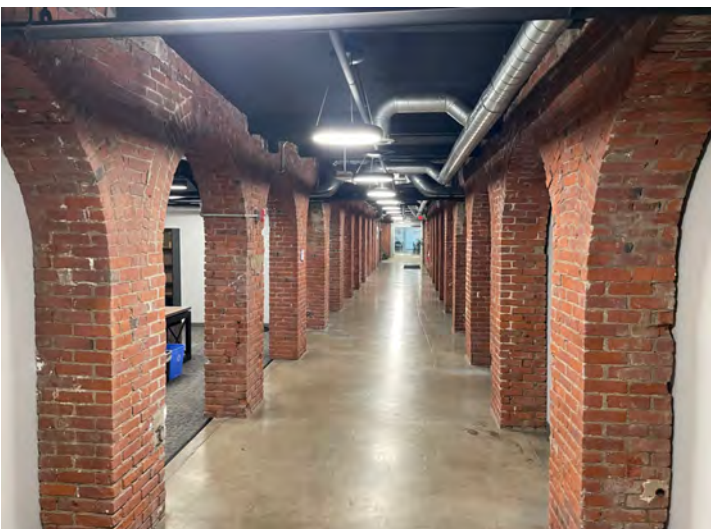
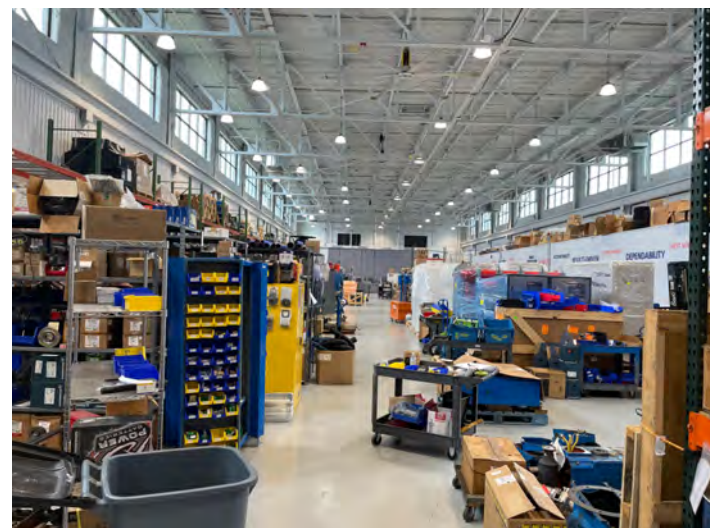
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55 JACKSON STREET PHOTOS



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