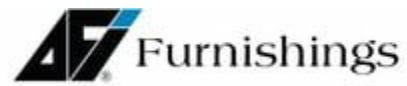




AFI Industrial Park

10 Greenfield Rd, South Deerfield, MA 01373



Seth Dellert

AFI Furnishings

5 Industrial Dr W, South Deerfield, MA 01373

seth.dellert@afifurnishings.com

(413) 588-2490



AFI Industrial Park

Upon Request

AFI Industrial Park presents a prime opportunity located at 10 Greenfield Road to lease flexible industrial and office space ranging from 4,100 to 100,000...

- AFI Industrial Park offers flexible industrial and office space from 4,100 to 100,000 square feet, designed to meet the needs of modern operations.
- Features include seven loading docks, two ground-level doors, and ceiling heights of 25 to 35 feet for efficient warehousing and distribution use.
- Recent upgrades include a new roof, siding, and ample on-site parking, with potential rail access to enhance logistical efficiency.
- With 15,000 amps of power, wide column spacing, and outdoor storage, the site supports manufacturing, assembly, and flex industrial uses.
- Conveniently located off Interstate 91 and Routes 5 and 10, the facility provides quick access to Springfield, Northampton, and Amherst.
- Surrounded by Yankee Candle Village, Pelican Products, and True Value Hardware, South Deerfield thrives as a growing industrial hub.



Rental Rate:	Upon Request
Total Space Available:	120,000 SF
Min. Divisible:	4,100 SF
Max. Contiguous:	100,000 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	492,750 SF
Walk Score @:	36 (Car-Dependent)
Rental Rate Mo:	Upon Request

Ground Ste Building B

1

Space Available	20,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Office Size	2,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

This space has ceiling heights up to 25', 5 offices, a break room with a faucet, 2 private restrooms each equipped with a lavatory, as well as a janitors washbasin just outside the restrooms. The roof on this facility is 1 year old- excellent dry storage inside this heated warehouse! This space is equipped with a wet sprinkler system and fire extinguishers. There is also 1/2 acre of exterior space available for additional parking, or outdoor storage for anything the future tenant may require.

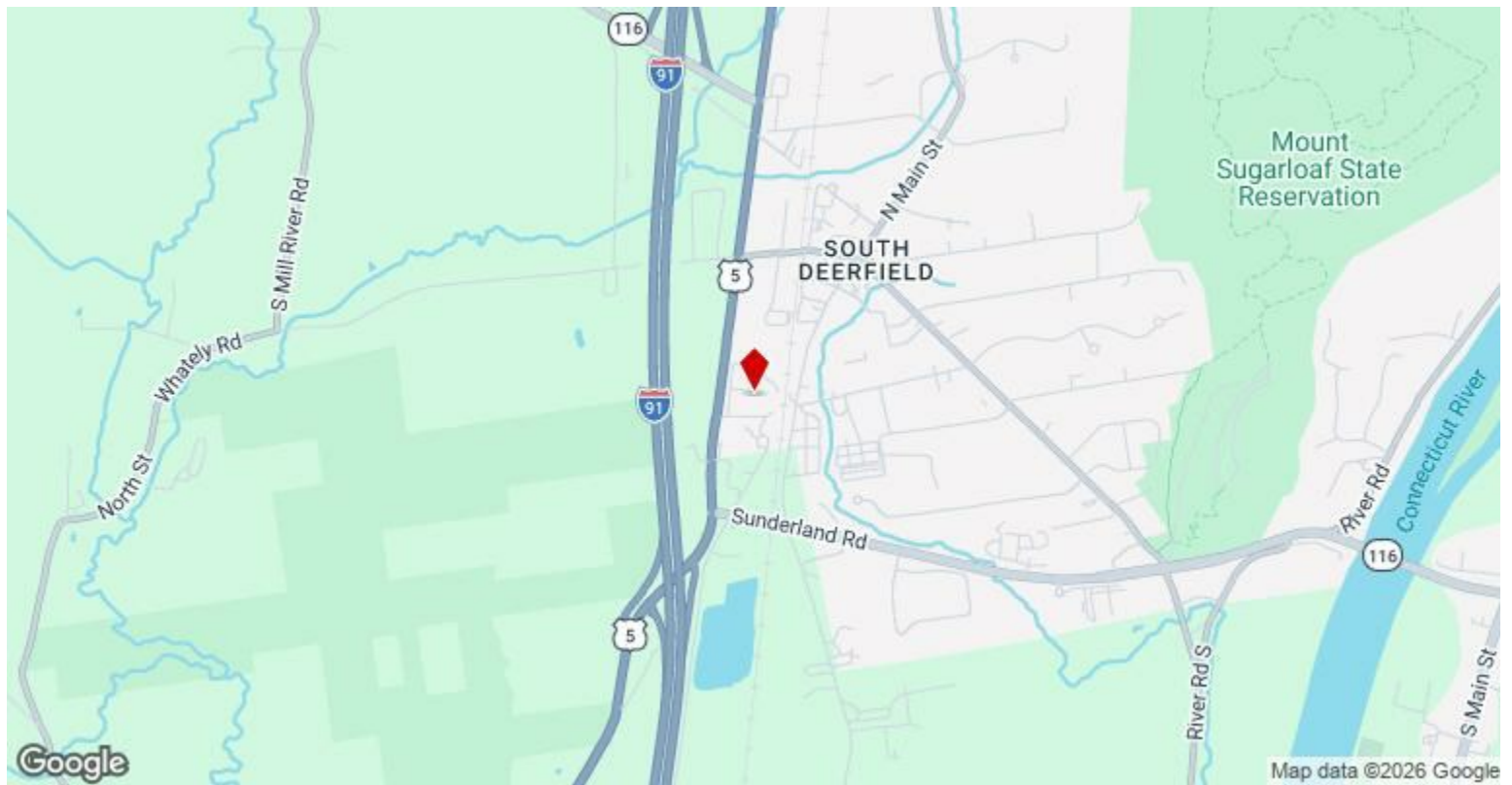
Space 2

2

Space Available	4,100 - 100,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Marty's Local	-	



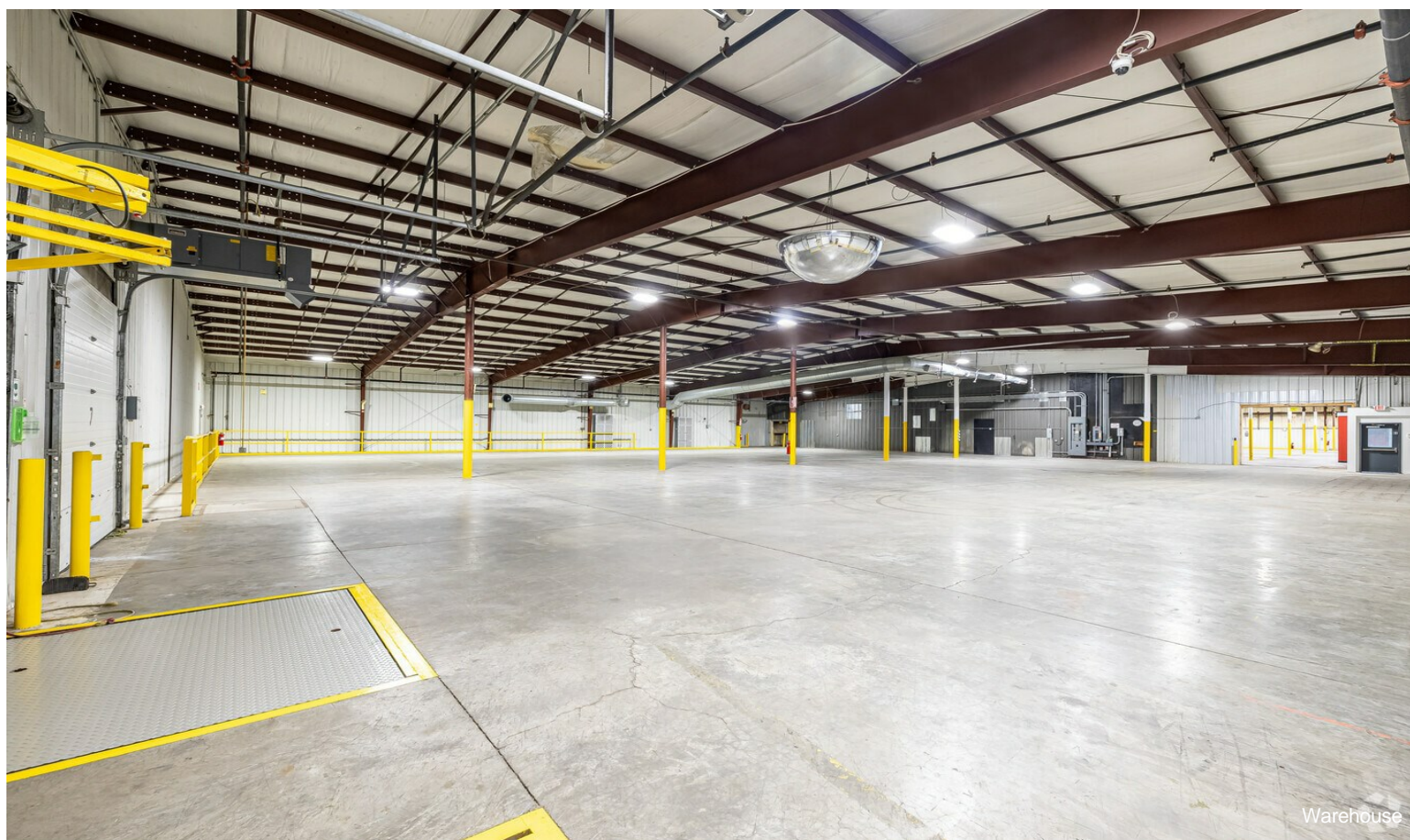
10 Greenfield Rd, South Deerfield, MA 01373

AFI Industrial Park presents a prime opportunity located at 10 Greenfield Road to lease flexible industrial and office space ranging from 4,100 to 100,000 square feet. Designed to meet the demands of modern operations, the facility features seven loading docks, two ground-level doors, 25- to 35-foot ceiling heights, wide 20-foot column spacing, and industrial outdoor storage for optimized efficiency and vertical storage capacity. Recent upgrades, including a new roof and siding, enhance durability, while ample on-site parking and potential rail access expand logistical reach. With 15,000 amps of power available, AFI Industrial Park is suited for warehousing, light manufacturing, distribution, or flex industrial use, offering scalability and reliability for growing operations.

Strategically positioned in South Deerfield's established commercial corridor, AFI Industrial Park offers immediate access to Route 5 and 10, Interstate 91, and is a half-mile from Route 116, connecting seamlessly to Springfield, Northampton, Amherst, and Greater New England markets. Surrounding amenities include Red Roof Plus+, Dunkin', Circle K, True Value Hardware, local breweries, and Yankee Candle Village, creating a dynamic environment that supports the workforce. Nearby industrial neighbors, such as Yankee Candle Distribution Center, Pelican Products, Hardigg Industries, and Marty's Local, further underscore the area's strength as a thriving industrial hub.

South Deerfield's industrial market continues to attract manufacturers and logistics firms drawn by its connectivity, accessibility, and business-friendly zoning. With strategic access to Interstate 91, AFI Industrial Park is positioned as a cornerstone for operational efficiency and long-term success.

Property Photos



Warehouse

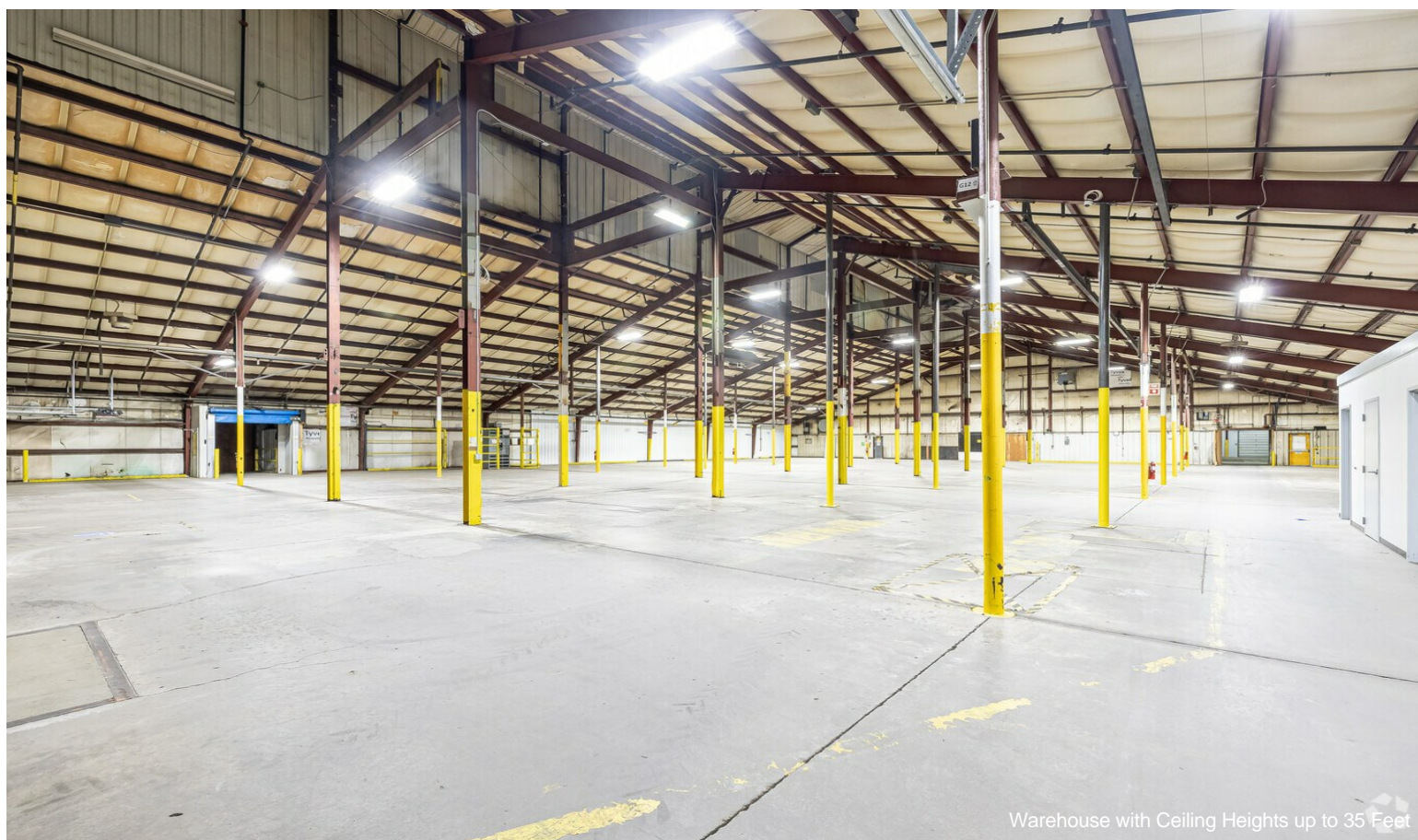


Warehouse Loading Doors

Property Photos

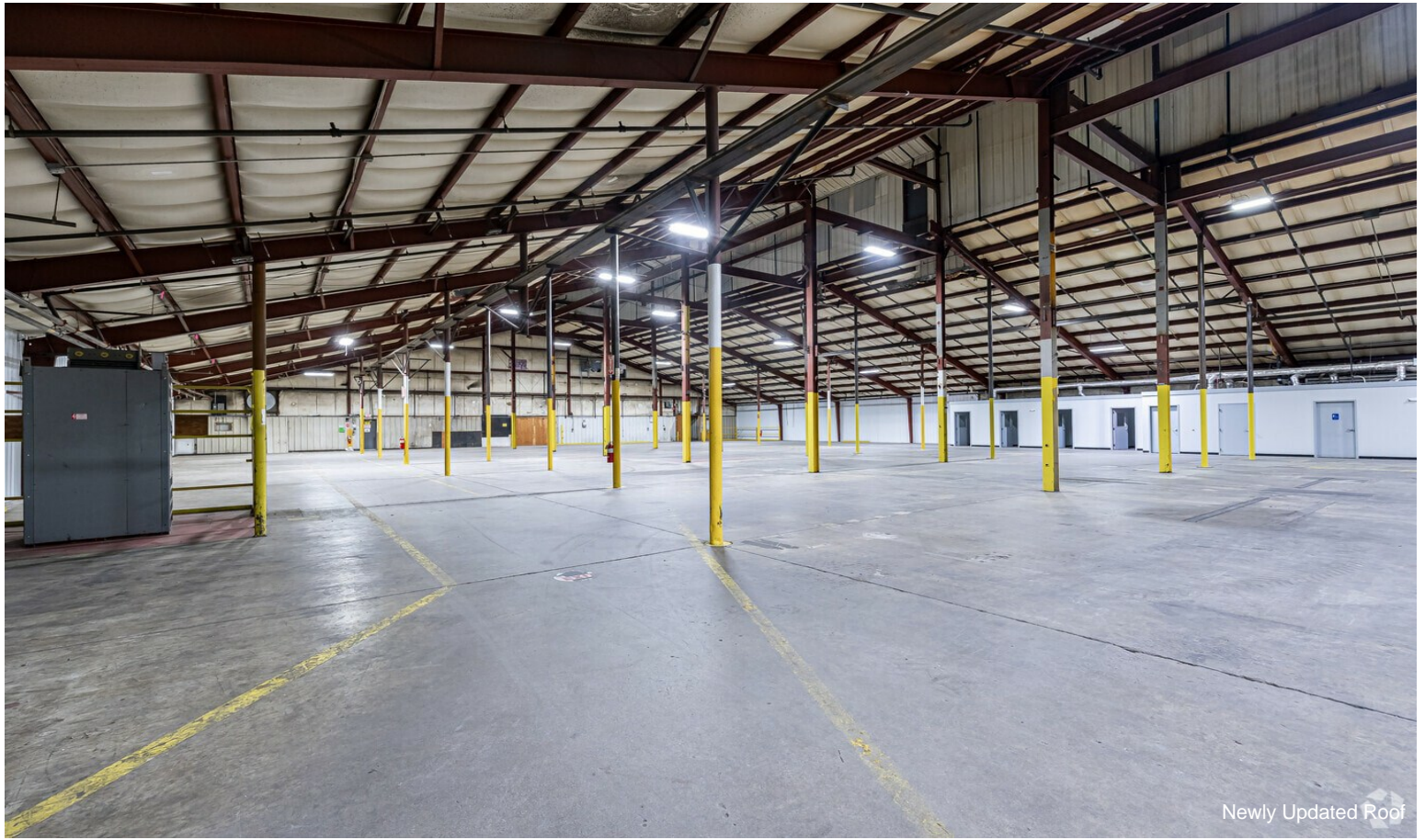


Warehouse Designed to Meet the Needs of Modern Operations

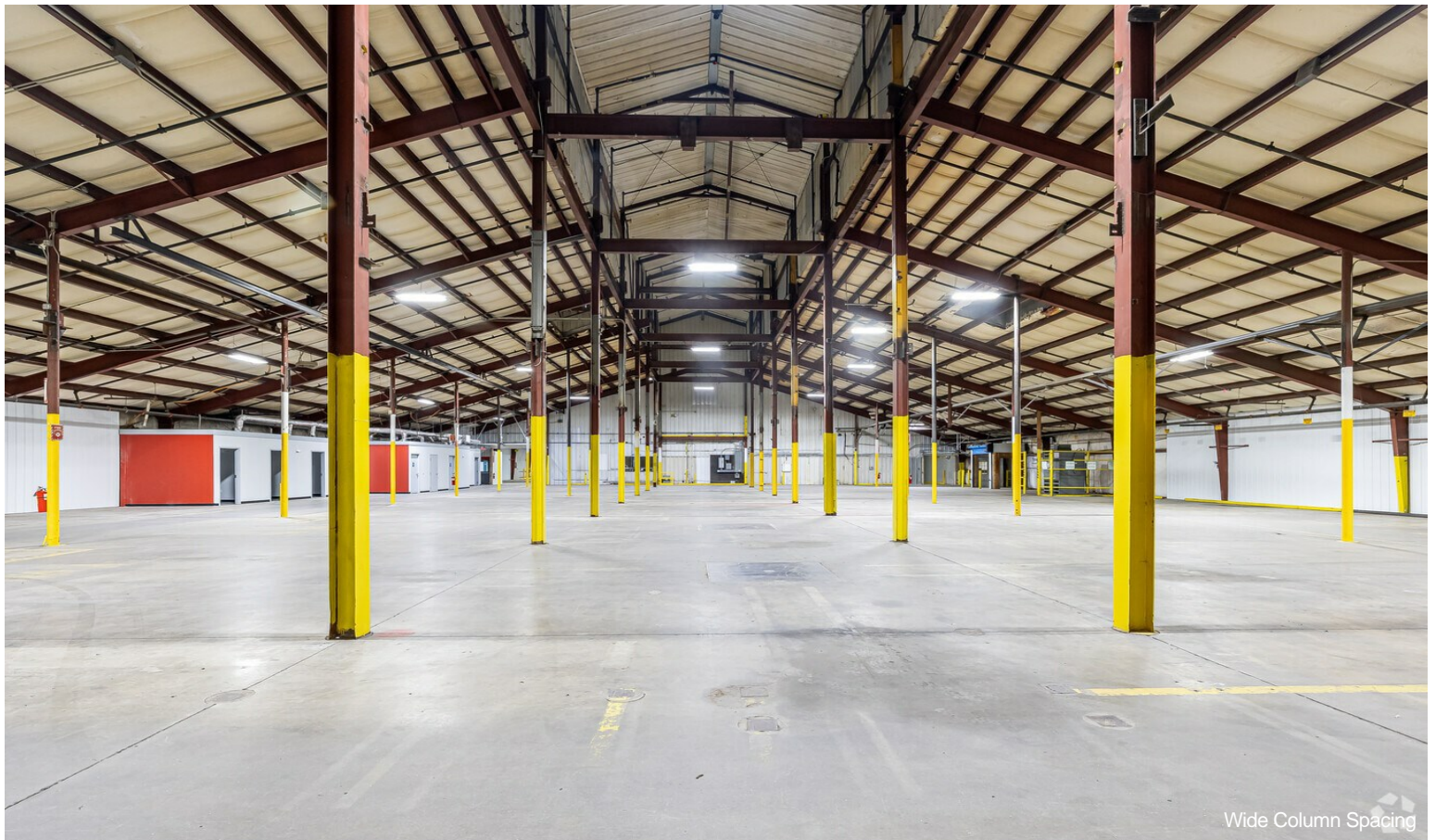


Warehouse with Ceiling Heights up to 35 Feet

Property Photos

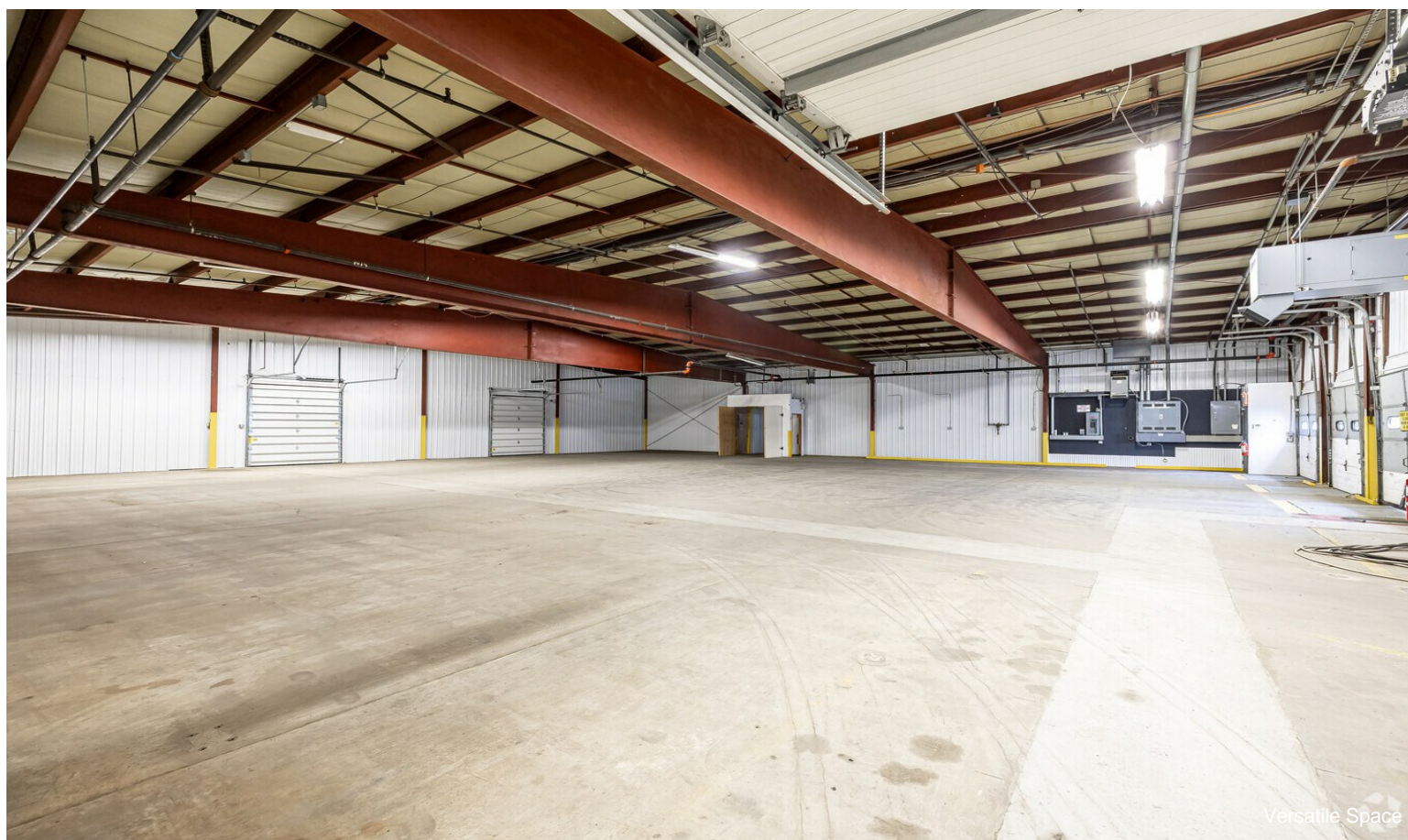


Newly Updated Roof



Wide Column Spacing

Property Photos



Versatile Space



Facility Features Seven Loading Docks

Property Photos



Flexible Industrial Space

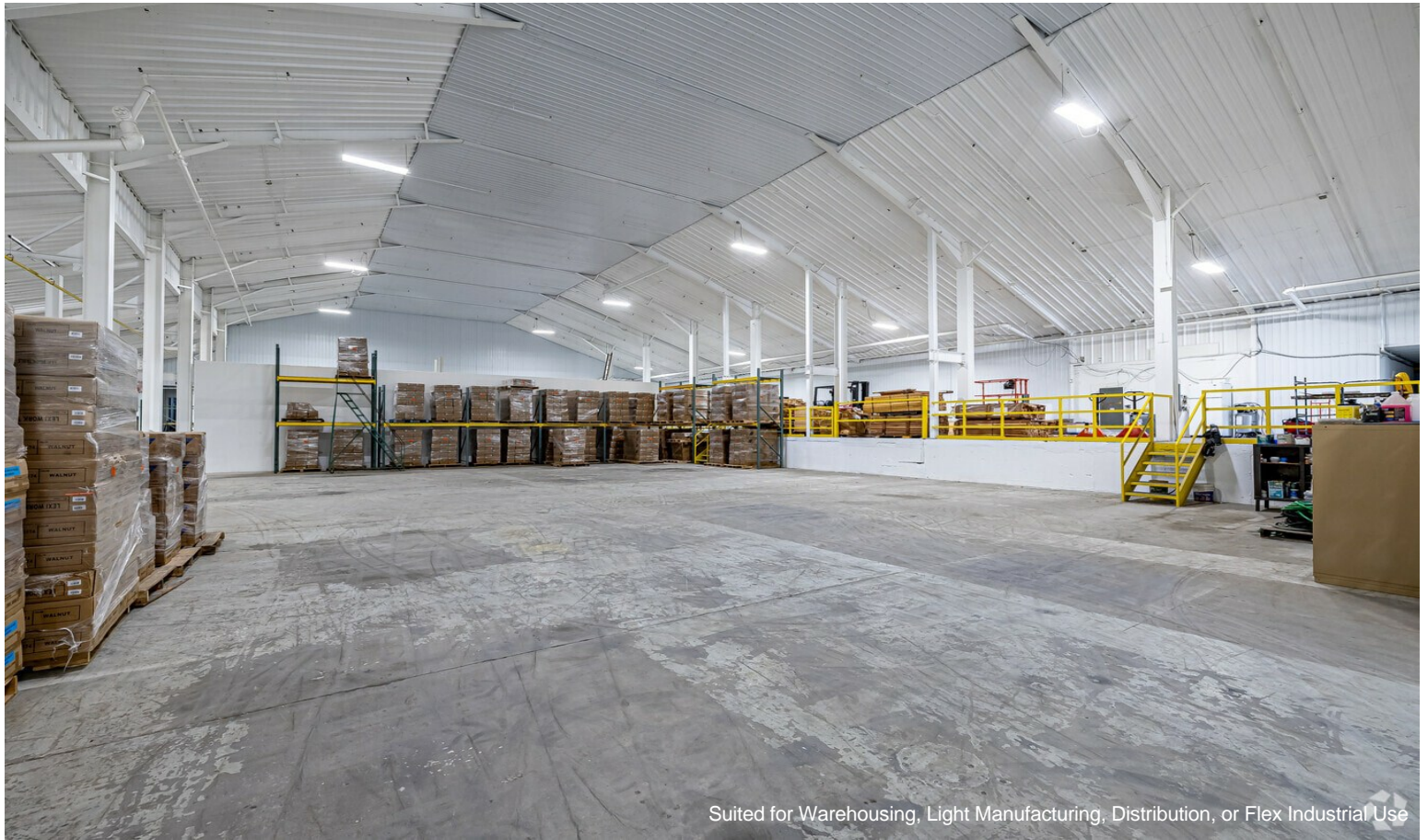


2,000 Pound Cranes

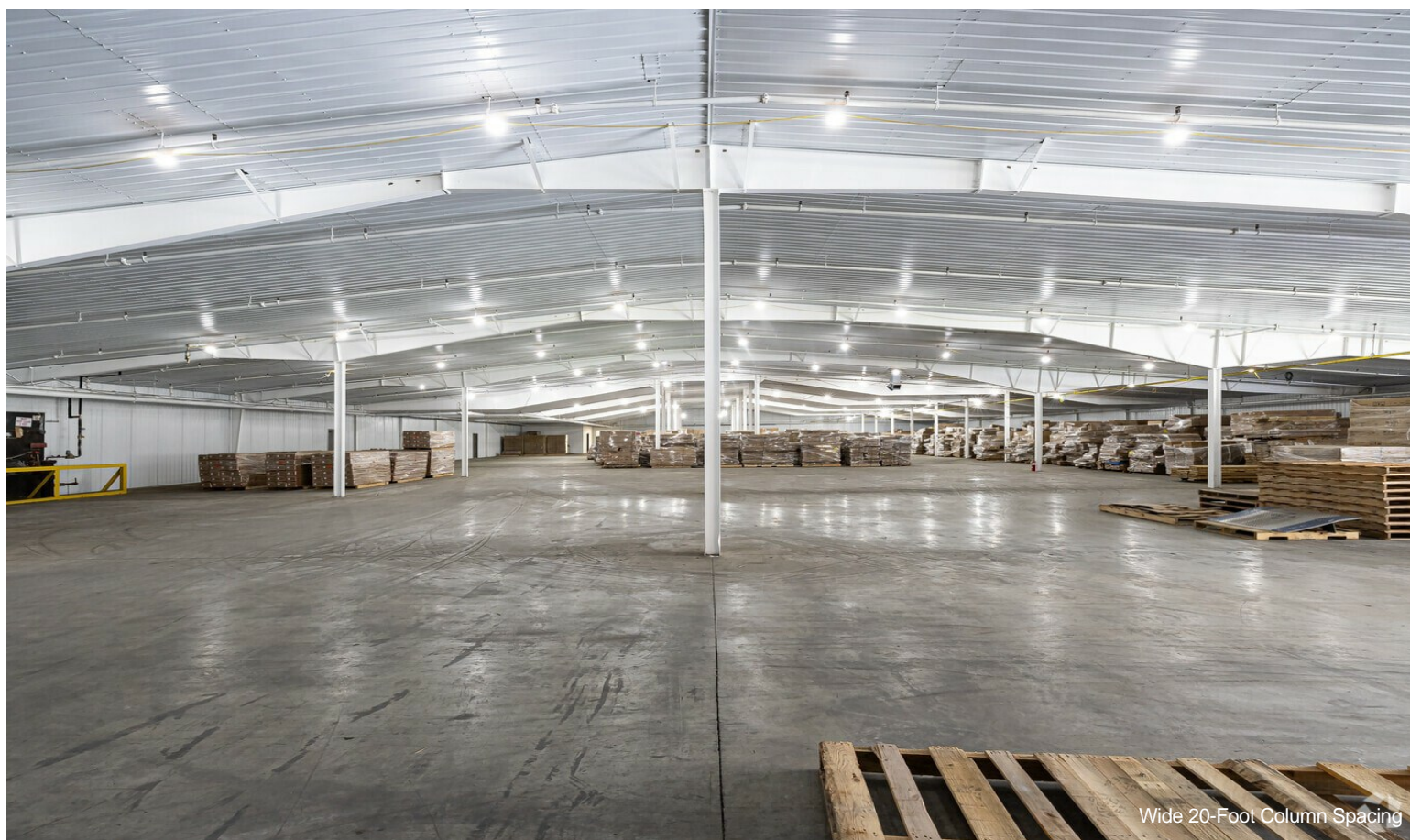
Property Photos



Property Photos



Property Photos



Wide 20-Foot Column Spacing



Ground-Level Doors

Property Photos



Levelled Loading Doors



Flexible Industrial Space with Office

