



77 SERVISTAR INDUSTRIAL WAY

WESTFIELD, MA

FOR SALE OR LEASE | **30,780 SF INDUSTRIAL WAREHOUSE**

- All utilities
- 3,200 Total Amps
- 23' Clear Height
- Located 2.5 Miles from MA Pike in Established Industrial Park



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

30,780 SF Industrial Warehouse for Sale or Lease

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 7,121 | 21,146 | 133,519 |
| Total Population | 17,410 | 53,572 | 310,313 |
| Average HH Income | \$83,661 | \$90,056 | \$68,141 |

PROPERTY

| | |
|------------------|---|
| Building Size: | 30,780 SF |
| Available Space: | 30,780 SF |
| Expansion: | The building can be expanded |
| Lot Size: | 6.26 AC |
| Clear Height: | 23' |
| Loading: | Two (2) Tailboard Docks and two (2) Drive-in Doors |
| Power: | Switch Gears #1 & #2: 1,200 Amps, 600-volt, 3 phase 4-wire AC 2,000 Amp, 480/277 volt, 3 phase, 4-wire AC |

OFFERING SUMMARY

| | |
|----------------------|--------------------------|
| Zoning: | Industrial |
| Construction: | Block/Metal/Steel |
| Flooring: | Concrete |
| Topography: | Flat |
| Water/Sewer: | City |
| Gas/Electric | Westfield Gas & Electric |
| Heat: | Gas Fired |
| Internet/Telephone: | Comcast |
| Distance to MA Pike: | 2.5 Miles |
| Lease Rate: | MARKET |
| Sale Price: | \$2,350,000 |

CORPORATE NEIGHBORS

| |
|------------------------------------|
| FW Webb Company |
| Packaging Corporation of America |
| James Hardie Building Products |
| A. Duie Pyle |
| Lowe's Flatbed Distribution Center |
| Home Depot Distribution Center |

EXTERIOR



INTERIOR

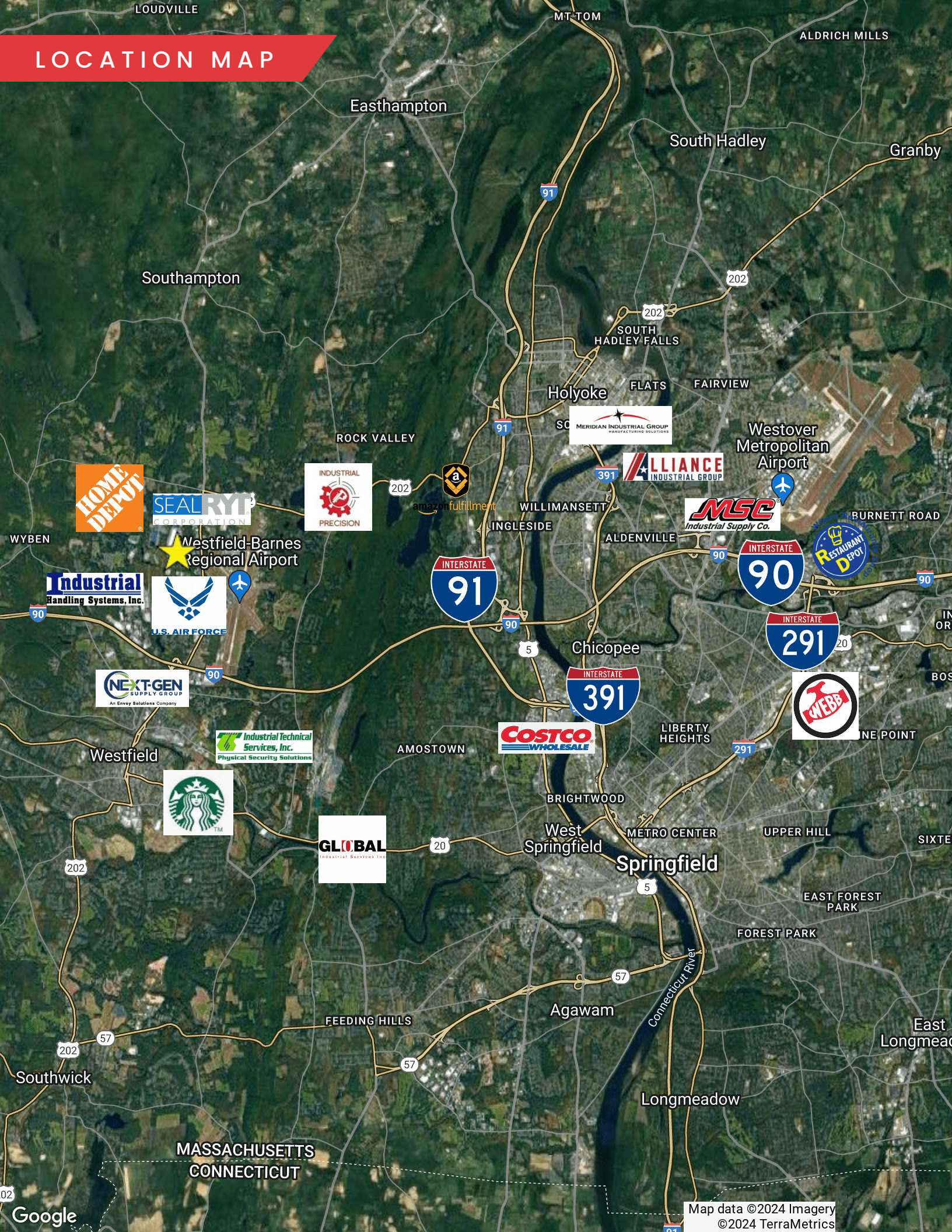


FLOOR PLAN

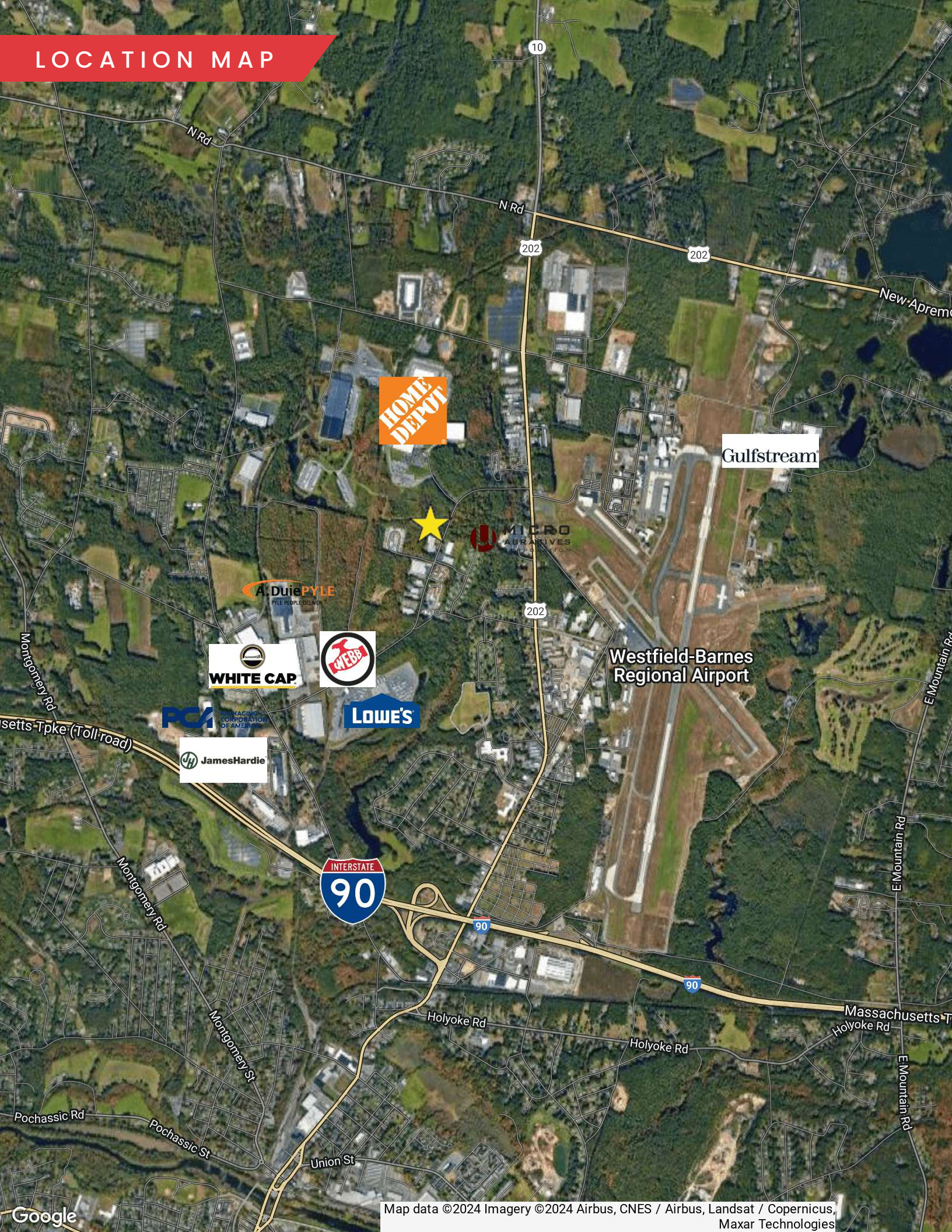


| Gross Area Schedule | |
|---------------------|-----------------|
| Level | Area |
| First Floor | 30780 SF |
| Total | 30780 SF |

LOCATION MAP



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