

# FOR SALE

150 Capital Drive, West Springfield, MA 01089

17,424± SF EXECUTIVE OFFICE BUILDING

**SALE PRICE \$2,500,000**

## HIGHLIGHTS

- **West Springfield Landmark**
- Unparalleled Visibility from I-91
- 17,424± Executive Office Building
- 3 Stories (including basement)
- 3 Stop Passenger Elevator
- Fully Modernized Interior
- 105± Surface Parking Spaces
- 2.99± Acres

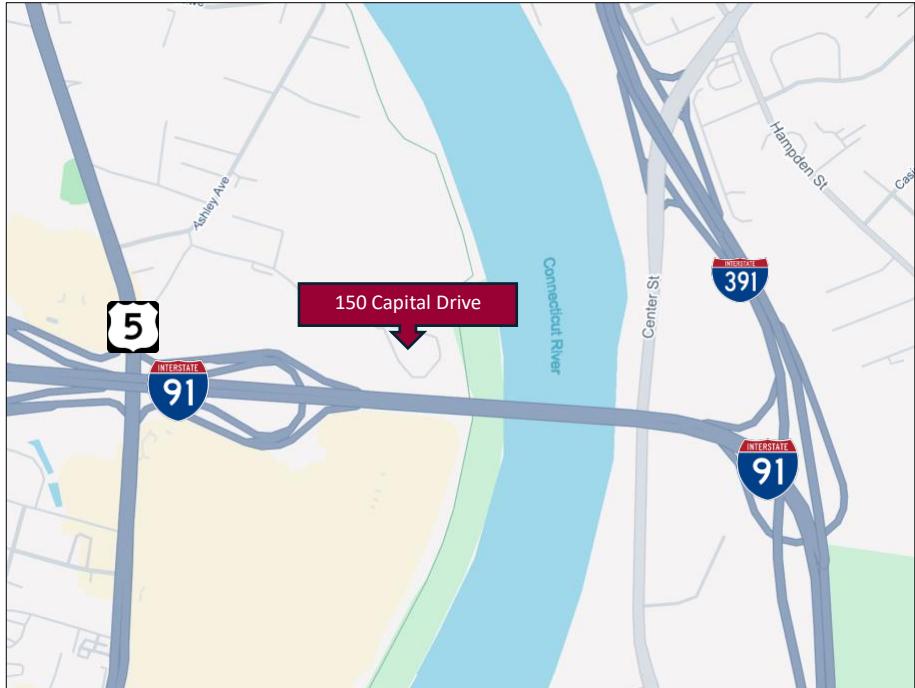
## CONTACT

**Thomas Wilks**

Office: (860) 761-6018

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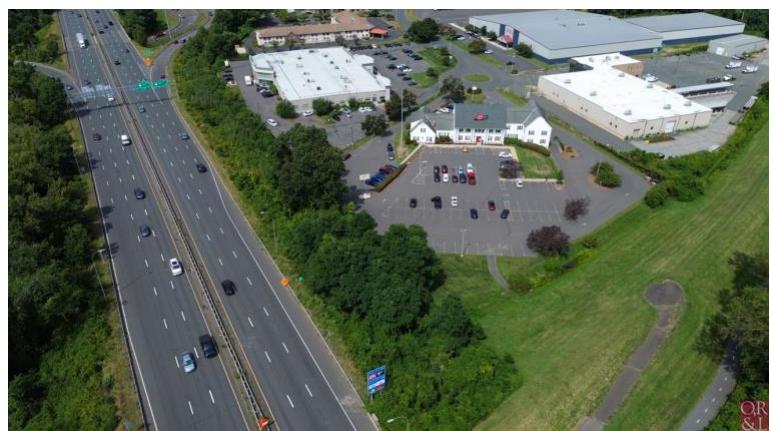


2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | ☎ (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | ☎ (203) 315-4046

Broker of Record: Jay L. Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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## BUILDING INFORMATION

**GROSS BLD. AREA:** 17,424± SF

**# OF FLOORS:** 3 Floors

### SPACE BREAKDOWN:

1<sup>st</sup> Floor – 9,504± SF

2<sup>nd</sup> Floor – 7,920± SF

Basement – *unfinished* 7,920± SF

### CONSTRUCTION:

Wood Frame

**ROOF TYPE:** Gable/Hip, Wood Shingle

**YEAR BUILT:** 1986

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** 100% Central Air

**HEAT:** Gas, Hot Water

**SPRINKLERED:** 100%

## SITE INFORMATION

**SITE AREA:** 2.99± Acres

**ZONING:** BB

**PARKING:** 105± Surface Spaces

**SIGNAGE:** Monument, On Building

**VISIBILITY:** Excellent Visibility on I-91

**HWY ACCESS:** I-91, Exit 10-A

**TRAFFIC COUNT:** 71,785± ADT on I-91

## UTILITIES

**SEWER:** Public

**WATER:** Public

**GAS:** Yes

## TAXES

**ASSESSMENT:** \$2,790,800

**MILL RATE:** 30.28

**TAXES:** \$85,505.42 (\$4.85/SF)

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