



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

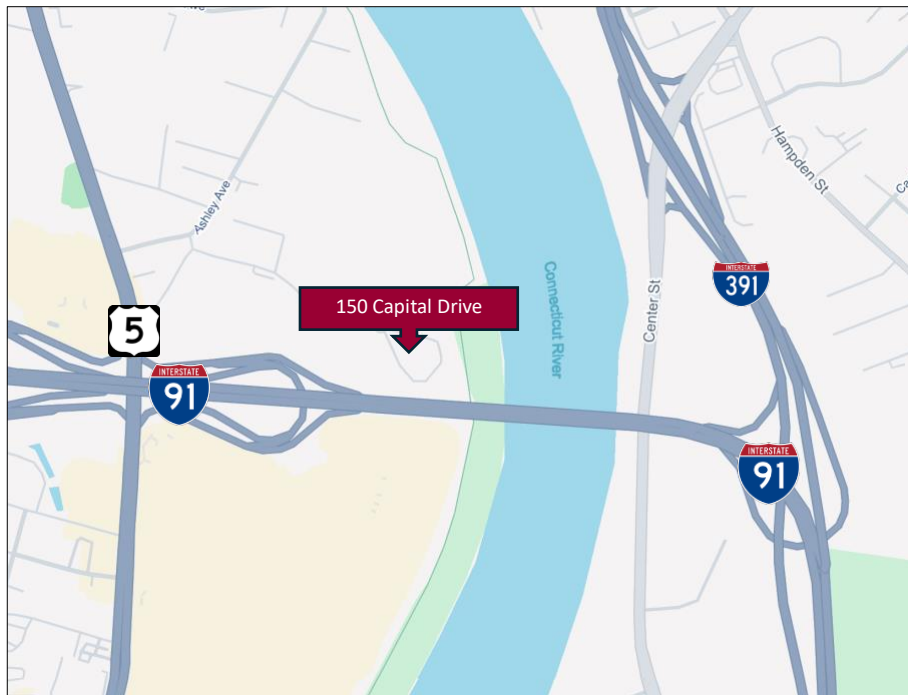
CONTACT

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WWW.ORLCOMMERCIAL.COM



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 | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



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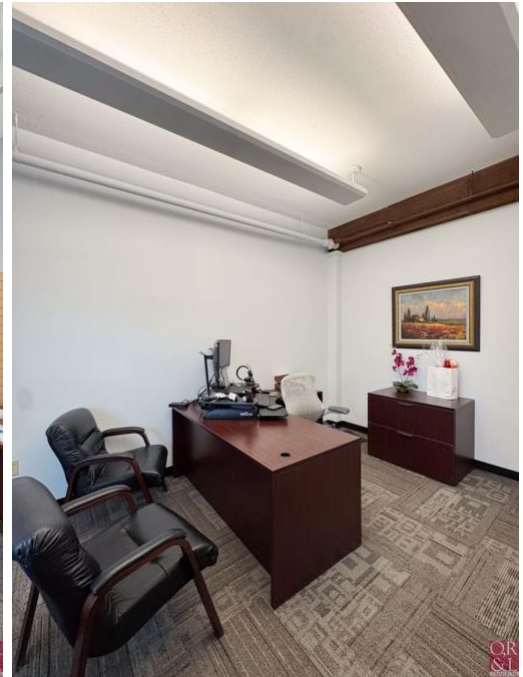
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BUILDING INFORMATION

GROSS BLD. AREA: 17,424± SF

OF FLOORS: 3 Floors

SPACE BREAKDOWN:

1st Floor – 9,504± SF

2nd 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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