



Agawam Warehouse/Manufacturing Facility

609 SILVER ST

Agawam, MA 01001

Presented By:

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280 Bridge Street Springfield, MA 01103

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Executive Summary



OFFERING SUMMARY

Sale Price:	Call for details
Lease Rate:	\$6.00 - \$6.50 SF/yr (NNN)
Building Size:	90,000 SF
Available SF:	22,500/45,000 SF
Lot Size:	17.49 Acres
Loading Docks:	6
Year Built:	1970
Zoning:	IB
Real Estate Taxes:	\$59,640 Annually; \$0.66/SF

PROPERTY OVERVIEW

Up to 45,000 SF of Warehouse/Manufacturing Space Available – Divisible to 22,500 SF

An exceptional opportunity to lease up to 45,000 SF of warehouse/manufacturing space in Agawam Industrial Park, with the flexibility to subdivide into two 22,500 SF units to accommodate a variety of operational needs.

This facility features 19–20' ceiling heights and a 24' × 40' column spacing, offering ample clearance and an efficient layout for warehouse, distribution, or manufacturing operations. The entire facility is well-suited for logistics, with six truck docks and one drive-in door, ensuring efficient loading and unloading.

Conveniently located less than one mile from Route 57 and just 5.5 miles from Interstate 91, this property provides exceptional highway access, making it an ideal distribution hub.

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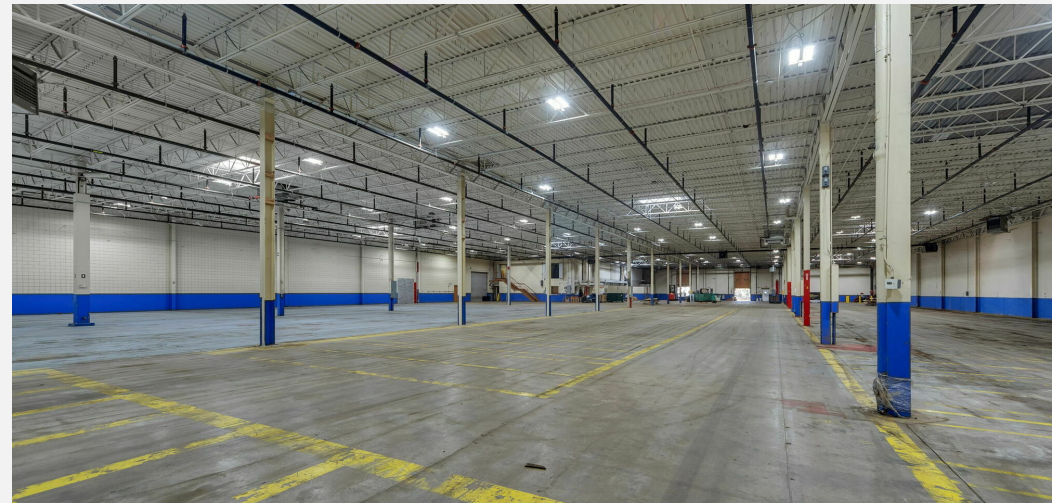
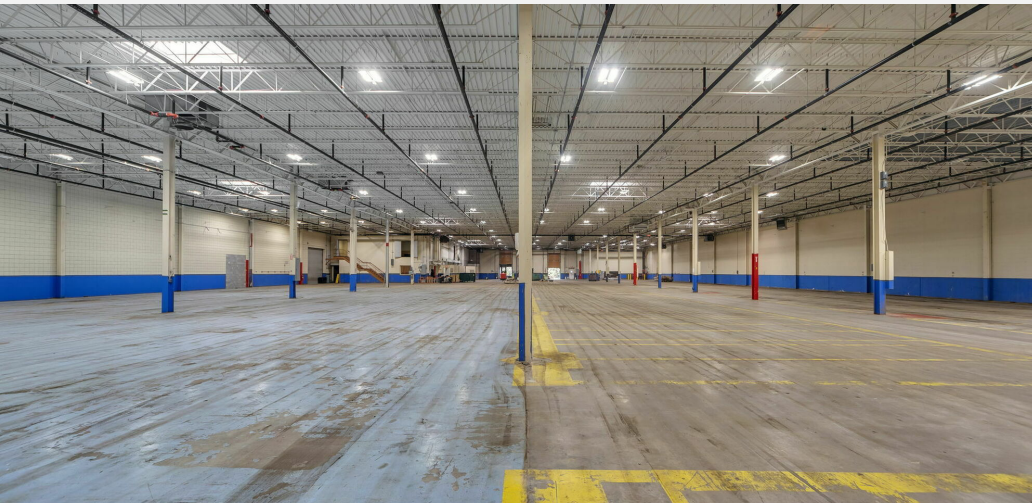
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Additional Photos



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