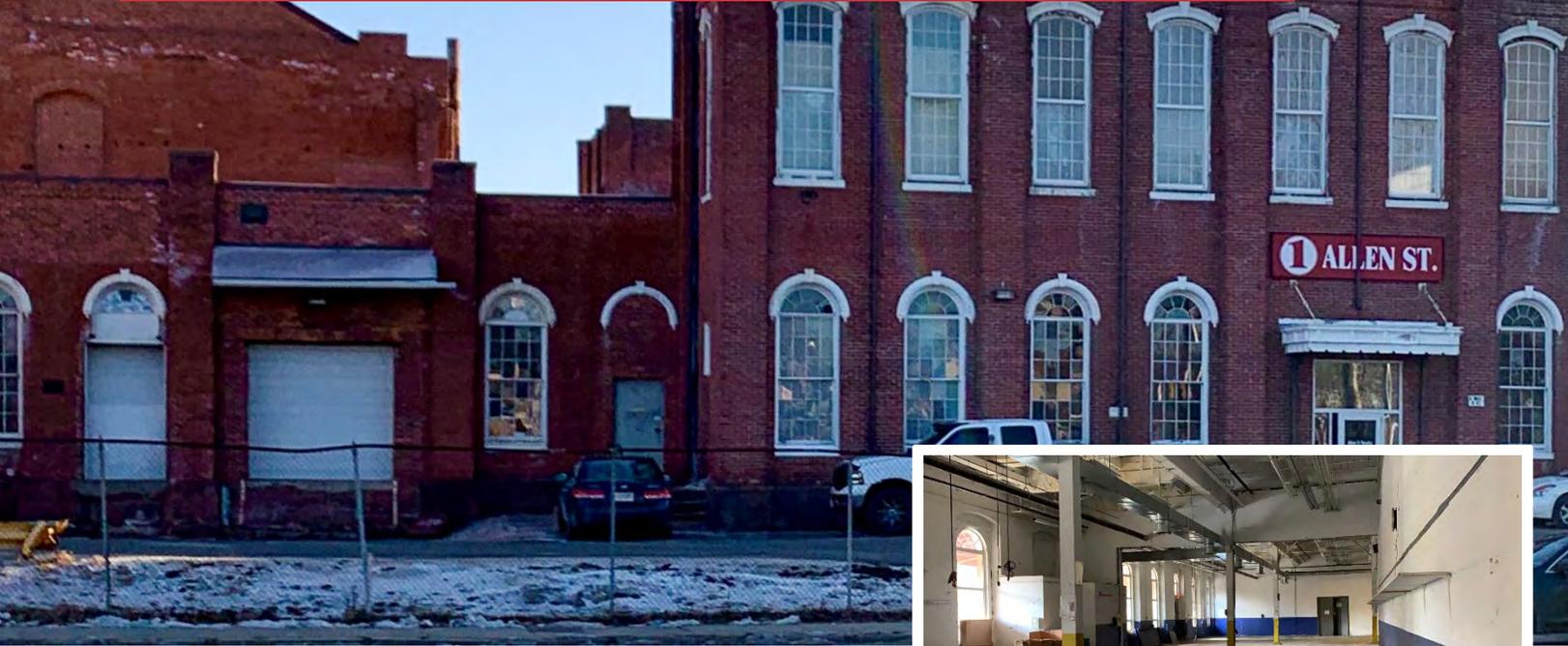


For Lease Industrial / Warehouse / Office Space

\$4.00 SF NNN

70,000 SF



The Water Shops Armory

1 Allen Street, Springfield, Massachusetts 01108

Property Highlights

- **Total over 70,000 SF** of Industrial Space Available
- **Multiple divisible spaces** – From 2,535 SF to 55,788 SF
- **Centrally located** in the Six Corners neighborhood of the City and located next to Springfield College.
- **Competitive Lease Rates.**

Property Description

Be a Part of Springfield's History. The Water Shops Armory is a 193,205 SF mixed-use, historic building now leasing unique industrial and office space with high ceilings and detailed architecture. The building was a part of the Springfield Armory and is listed in the National Register of Historic Places. It is centrally located in the City and offers a prime location only 90 minutes from Boston, Albany, N.Y., and Providence, R.I., and is close proximity to I-91 and the Mass Pike.

AVAILABILITY

Building Size	171,898 SF
Available Spaces	2,533 SF 7,276 SF 27,845 SF 55,788 SF
Lease Rate	\$4.00 SF NNN



For more information

Jim Reardon

C: 860-508-2192

jreardon@splotkin.com

For Lease Industrial / Warehouse / Office Space

\$4.00 SF NNN

70,000 SF



Property Information

1 Allen Street, Springfield, Massachusetts 01108

- 55,788 Two spaces of approx. 27,500 SF each can be leased independently.
- Three overhead doors, including one drive in door.
- Sprinklered
- Former Manufacturing space with clean room and plenty of electric power.



AVAILABILITY

Building Size	171,898 SF
Available Spaces	2,533 SF 7,276 SF 27,845 SF 55,788 SF
Lease Rate	\$4.00 SF NNN



For more information

Jim Reardon

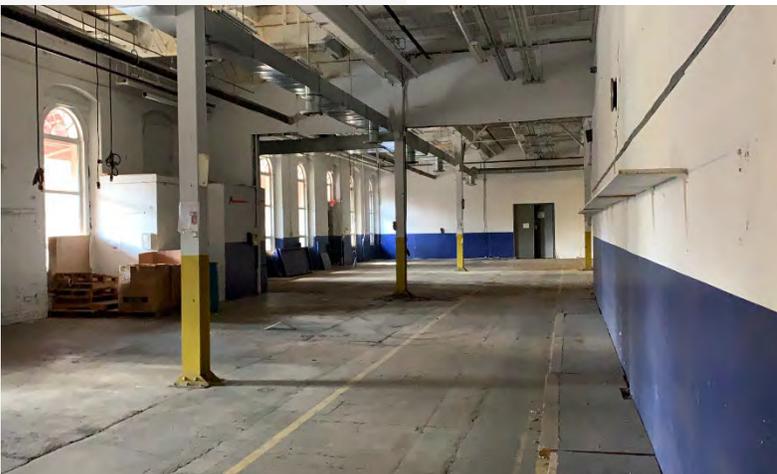
C: 860-508-2192

jreardon@splotkin.com

For Lease Industrial / Warehouse / Office Space

\$4.00 SF NNN

70.000 SF



For Lease Industrial / Warehouse / Office Space

\$4.00 SF NNN

70.000 SF



For Lease Industrial / Warehouse / Office Space

\$4.00 SF NNN

70,000 SF



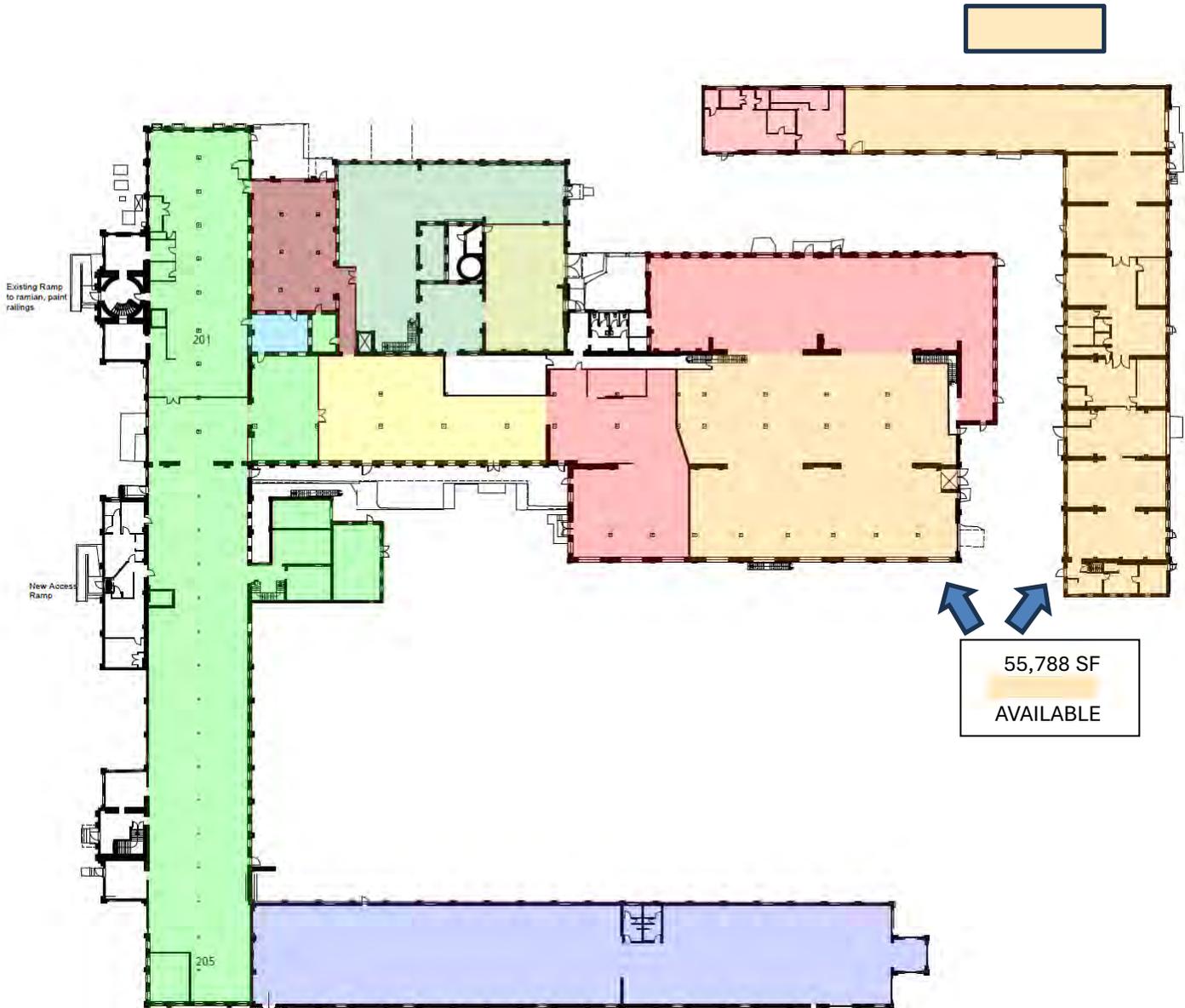
For Lease Industrial / Warehouse / Office Space

\$4.00 SF NNN

70.000 SF

Main Complex

Total 55,788 SF
Available / Subdividable



For Lease Industrial / Warehouse / Office Space

\$4.00 SF NNN

70,000 SF

Hickory Street – Upper Area



For Lease
Industrial / Warehouse / Office Space
\$4.00 SF NNN 70.000 SF

