



Holyoke Manufacturing/Warehouse Facility

106 WINTER ST
Holyoke, MA 01040

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

JENNINGS-RE.COM

HOLYOKE MANUFACTURING/WAREHOUSE FACILITY

106 Winter St Holyoke, MA 01040

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,500,000
Lease Price:	\$6/SF NNN
Building Size:	52,354 SF + 8,184 SF Mezzanine
Lot Size:	1.41 Acres
Number of Units:	1
Real Estate Taxes:	\$82,458.45/yr
Year Built:	1960
Zoning:	IG

PROPERTY OVERVIEW

106 Winter Street in Holyoke, Massachusetts, is a 52,354-square-foot industrial building with an additional 8,184 square feet of mezzanine space. The facility features four loading docks, two 16' drive-in doors, and ceiling heights ranging from 24' to 28' in the production and warehouse areas. The building is served by a 1,500 amp, 480 volt municipal electric service. Two-thirds of the building is fully climate-controlled with 80 tons of HVAC. With its flexible layout, the space accommodates a range of industrial or commercial uses. The property is located in an established industrial area with convenient access to I-91, the Massachusetts Turnpike (I-90), and regional transportation.

PROPERTY HIGHLIGHTS

4 INTERIOR LOADING DOCKS

2 DRIVE-IN DOORS

24'-28' CEILINGS

2/3 OF THE FACILITY IS FULLY SERVED BY 80 TONS OF HVAC

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

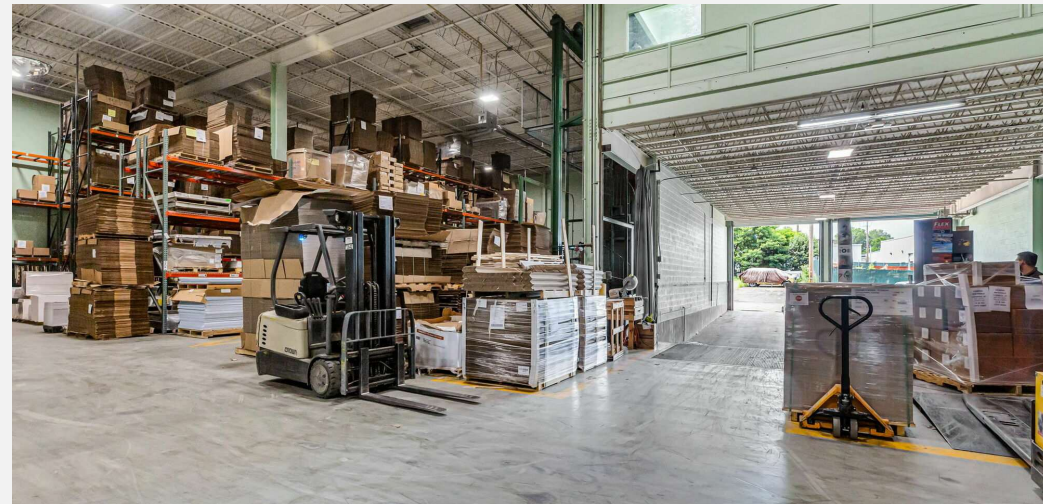
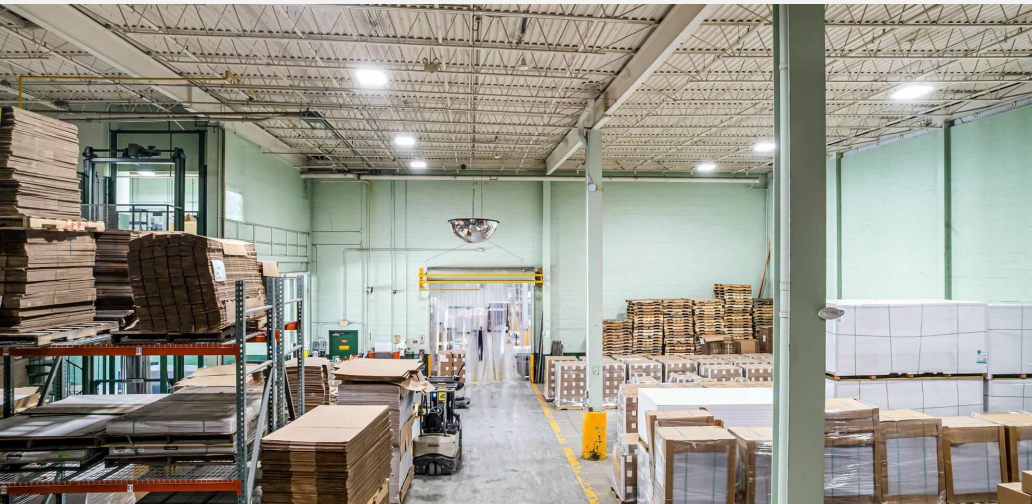
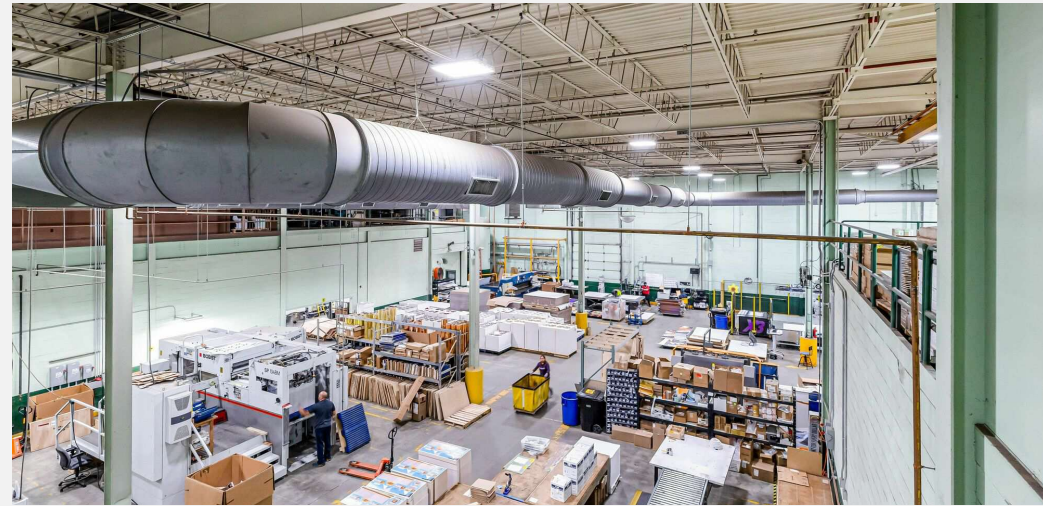
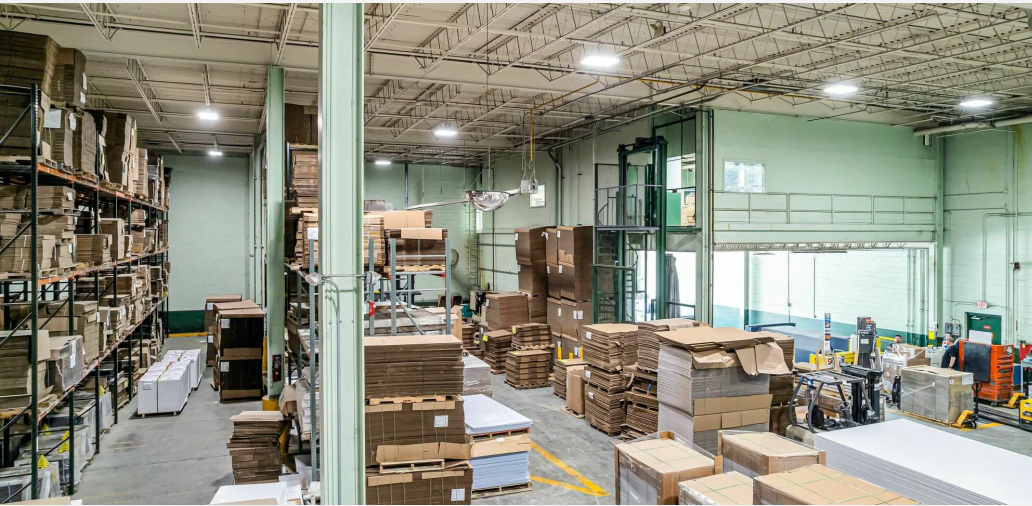
jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

HOLYOKE MANUFACTURING/WAREHOUSE FACILITY

106 Winter St Holyoke, MA 01040

Additional Photos



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.



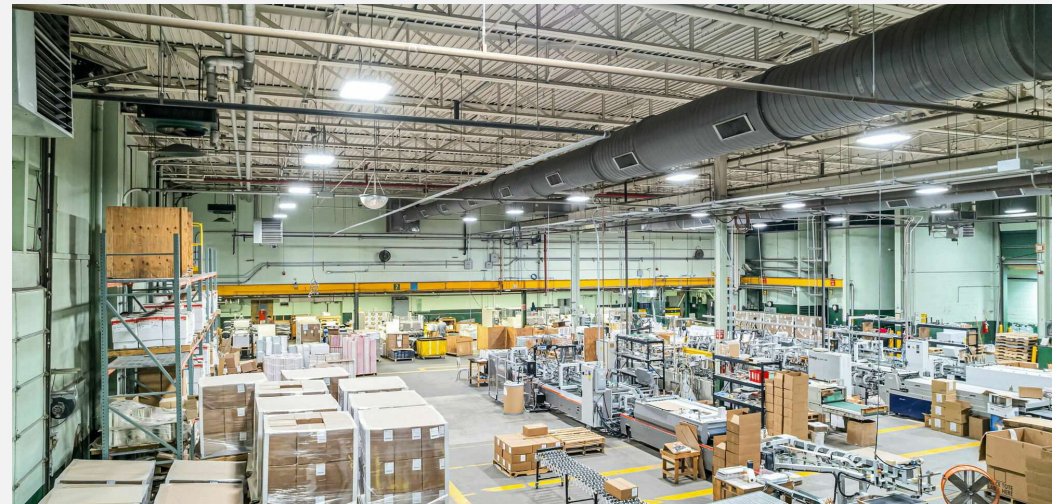
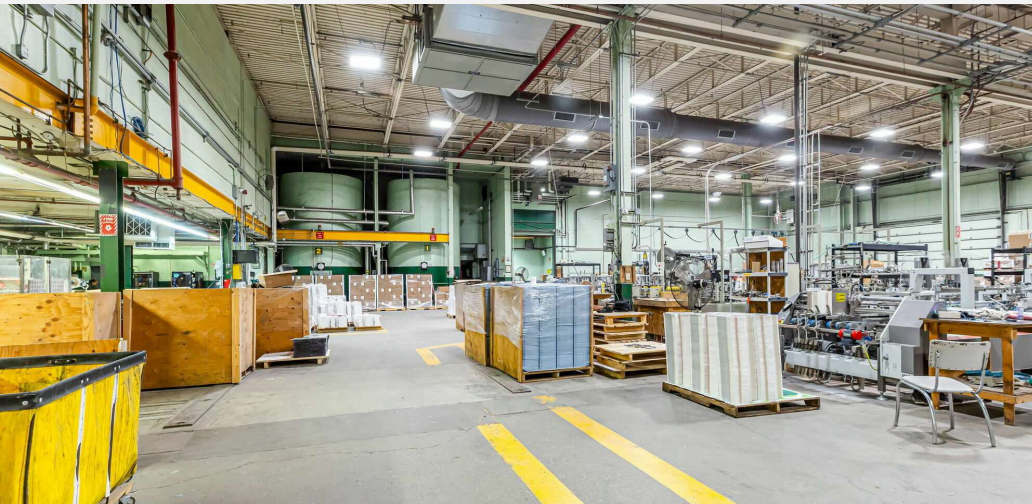
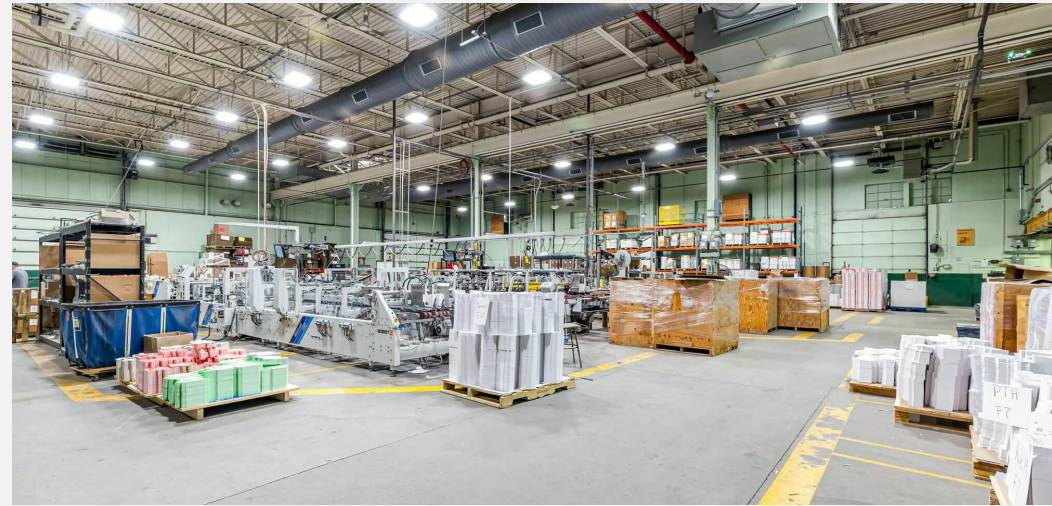
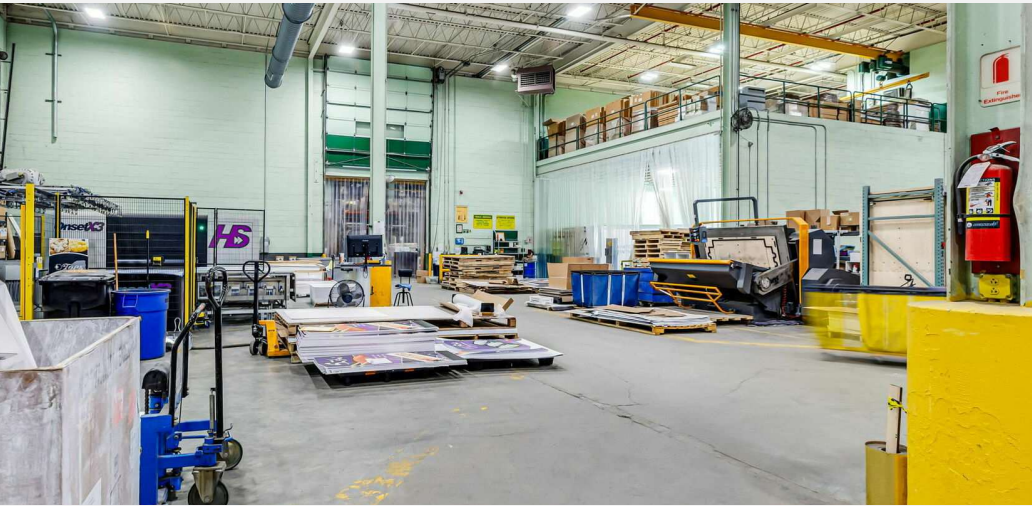
280 Bridge Street Springfield, MA 01103

jennings-re.com

HOLYOKE MANUFACTURING/WAREHOUSE FACILITY

106 Winter St Holyoke, MA 01040

Additional Photos



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.



280 Bridge Street Springfield, MA 01103

jennings-re.com

HOLYOKE MANUFACTURING/WAREHOUSE FACILITY

106 Winter St Holyoke, MA 01040

Aerial Map



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

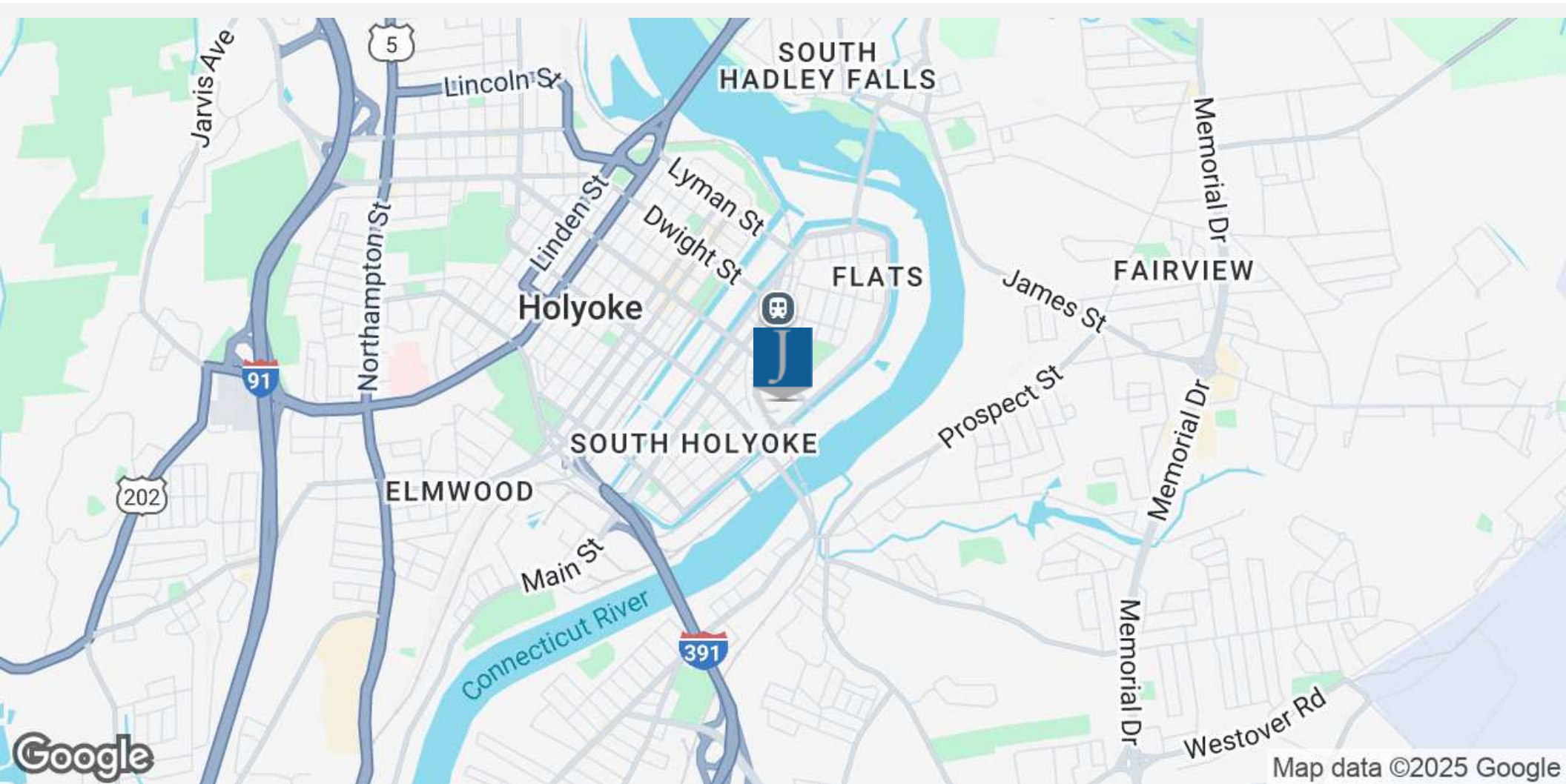
jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

HOLYOKE MANUFACTURING/WAREHOUSE FACILITY

106 Winter St Holyoke, MA 01040

Location Map



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.



280 Bridge Street Springfield, MA 01103

jennings-re.com

HOLYOKE MANUFACTURING/WAREHOUSE FACILITY

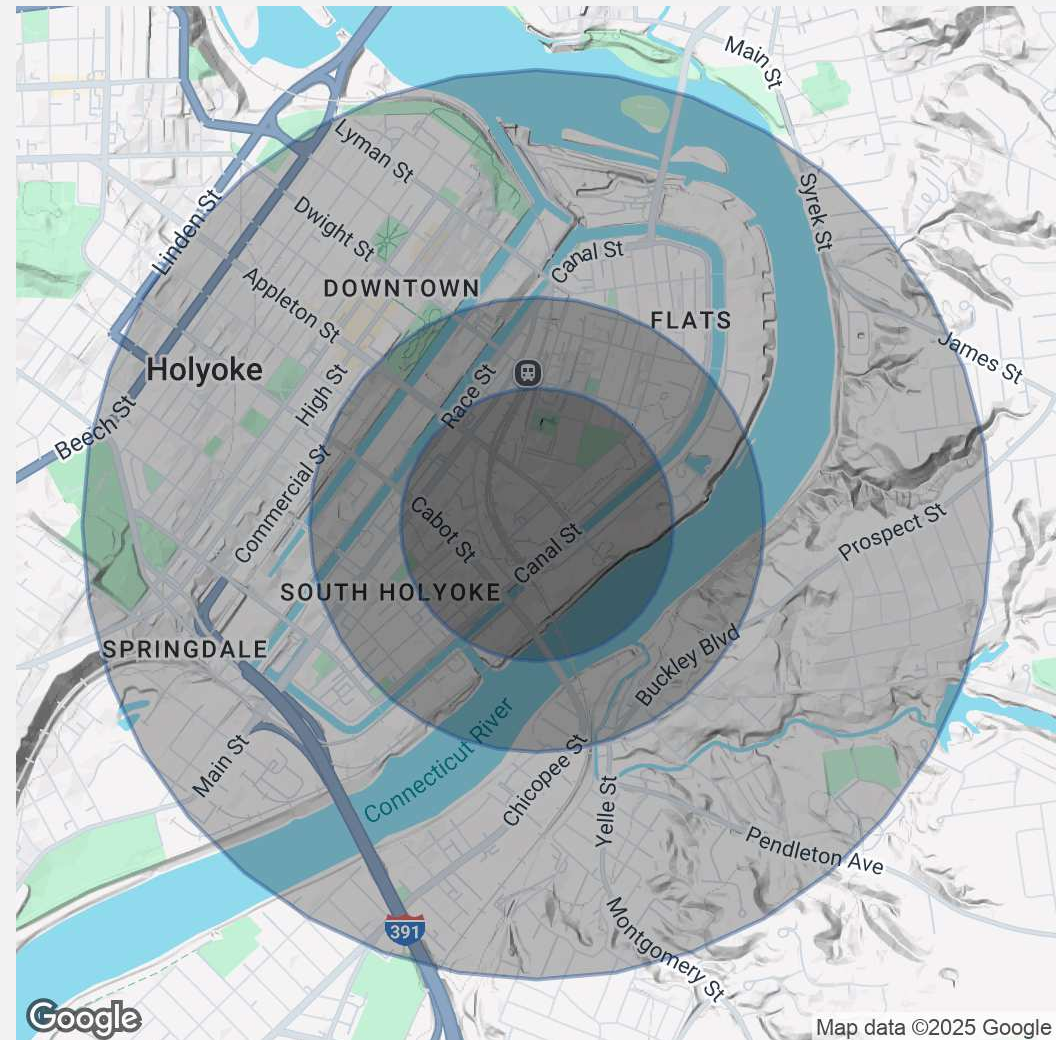
106 Winter St Holyoke, MA 01040

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	910	3,834	15,088
Average Age	33	33	37
Average Age (Male)	33	32	35
Average Age (Female)	34	34	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	266	1,361	6,148
# of Persons per HH	3.4	2.8	2.5
Average HH Income	\$28,742	\$39,621	\$52,786
Average House Value	\$336,547	\$308,906	\$294,077

Demographics data derived from AlphaMap



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

J



280 Bridge Street Springfield, MA 01103

jennings-re.com