



Cartamundi Business Campus

443 SHAKER ROAD

East Longmeadow, MA 01028

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com



JENNINGS
REAL ESTATE SERVICES, INC.

73 Chestnut Street Springfield, MA 01103

JENNINGS-RE.COM

CARTAMUNDI BUSINESS CAMPUS

443 Shaker Road East Longmeadow, MA 01028

Executive Summary



OFFERING SUMMARY

Available SF: First Floor 17,542 SF
Second Floor 14,185 SF

Lease Rate: \$15.00 - 18.00 SF/yr (MG)

Lot Size: 52.68 Acres

Building Size: 1,200,000

Zoning: Industrial

Market: Greater Springfield

PROPERTY OVERVIEW

- * Join the Cartamundi Business Campus
- * Office opportunities ranging from 14,185-31,727 sf
- * Numerous on-site amenities including 24/7 security
- * Abundant on-site free parking
- * Well located near East Longmeadow's town center
- * Adjacent to the Redstone Rail Trail for biking & walking
- * Located on public transportation bus route

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
D&D Building 2nd Floor	\$18.00 SF/yr	14,185 SF
D&D Building 1st Floor	\$13.00 SF/yr	17,542 SF

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com



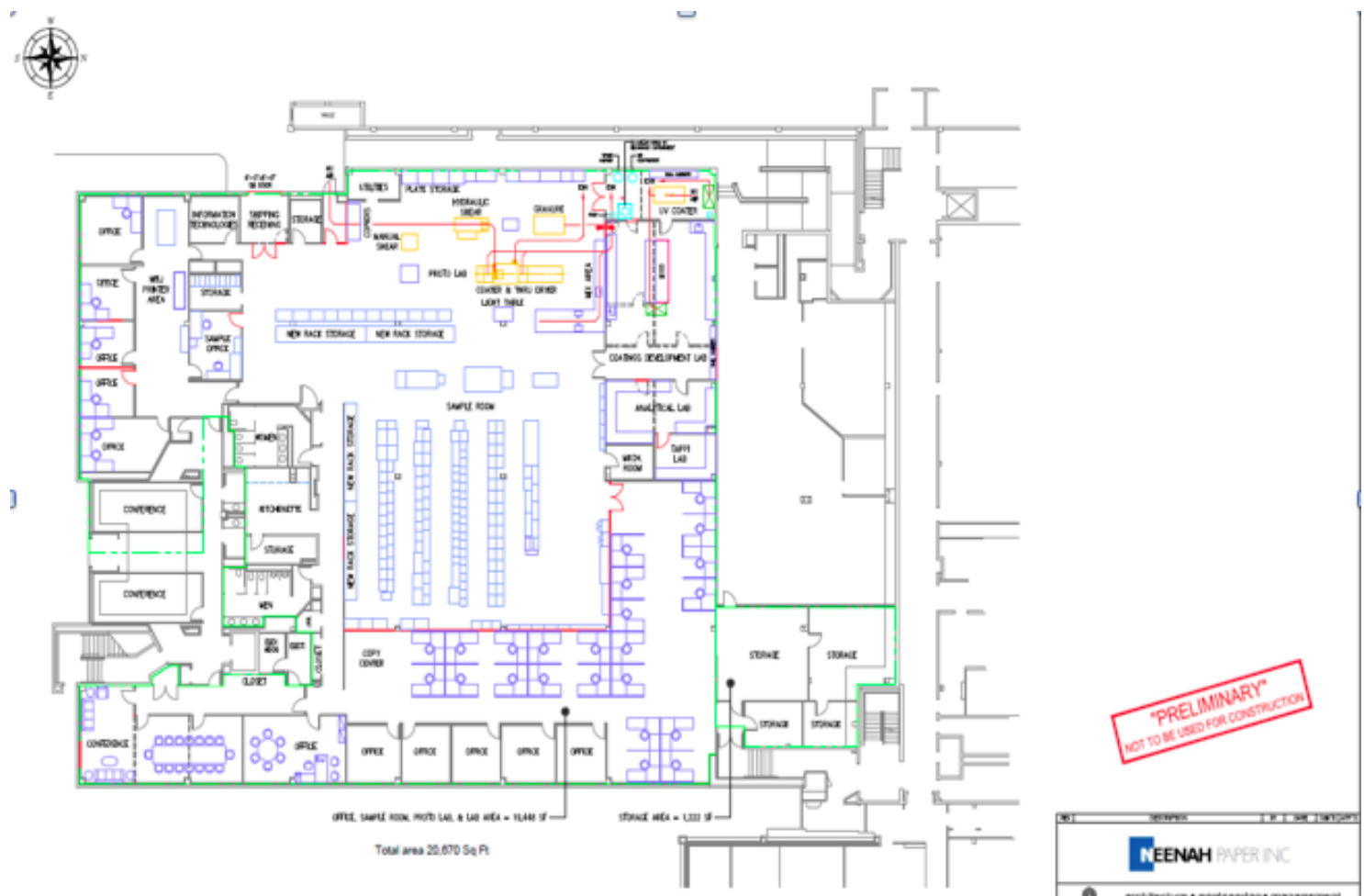
73 Chestnut Street Springfield, MA 01103

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.

443 Shaker Road East Longmeadow, MA 01028

1st Floor D&D Building Plan



Presented By:

Kevin Jennings

413.731.7770

kevin@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.



73 Chestnut Street Springfield, MA 01103

jennings-re.com

CARTAMUNDI BUSINESS CAMPUS

443 Shaker Road East Longmeadow, MA 01028

2nd Floor D&D Building Plans



SECOND FLOOR_V8 - D&D

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com



73 Chestnut Street Springfield, MA 01103

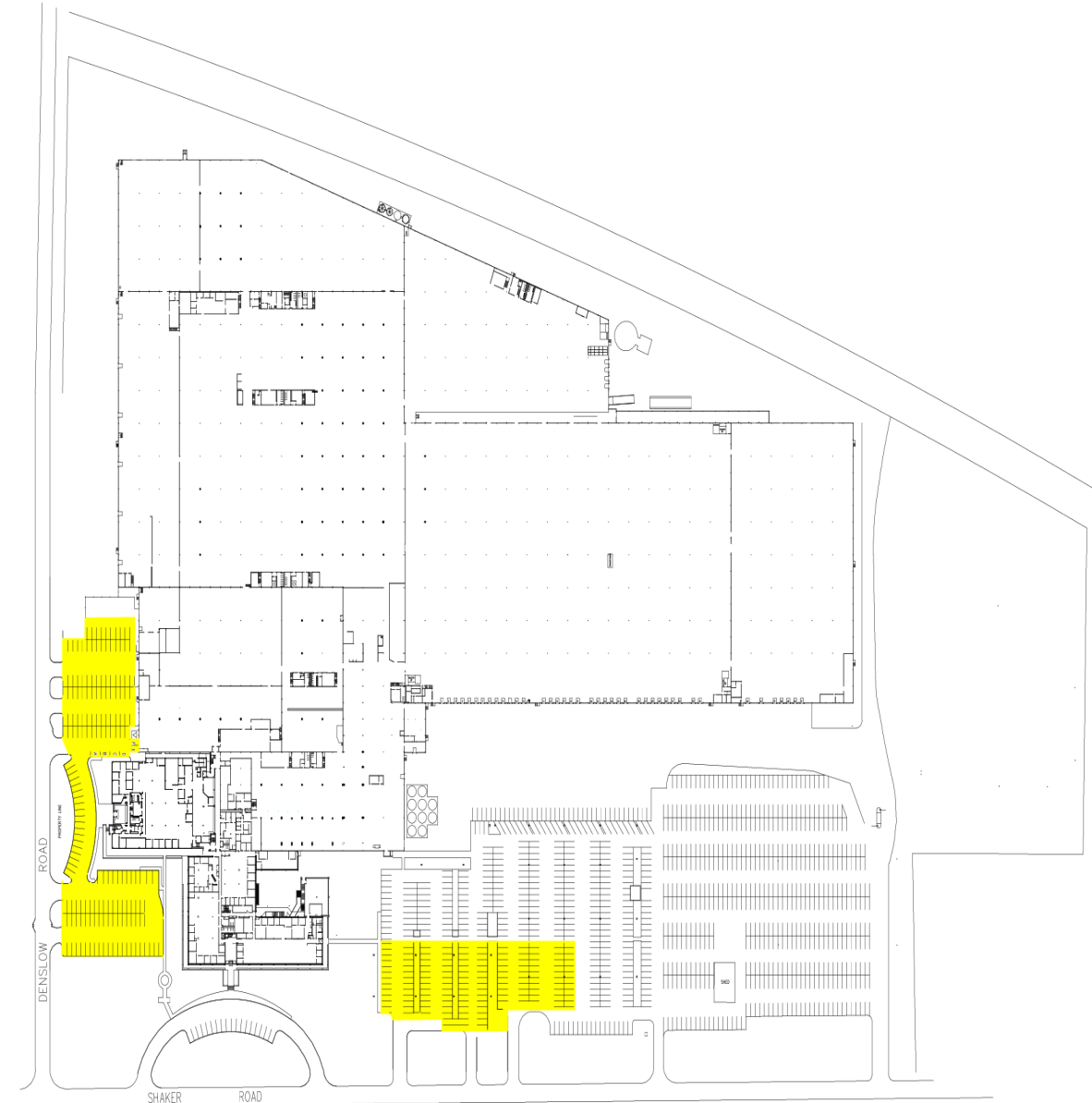
jennings-re.com

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.

CARTAMUNDI BUSINESS CAMPUS

443 Shaker Road East Longmeadow, MA 01028

Parking Plan



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com



73 Chestnut Street Springfield, MA 01103

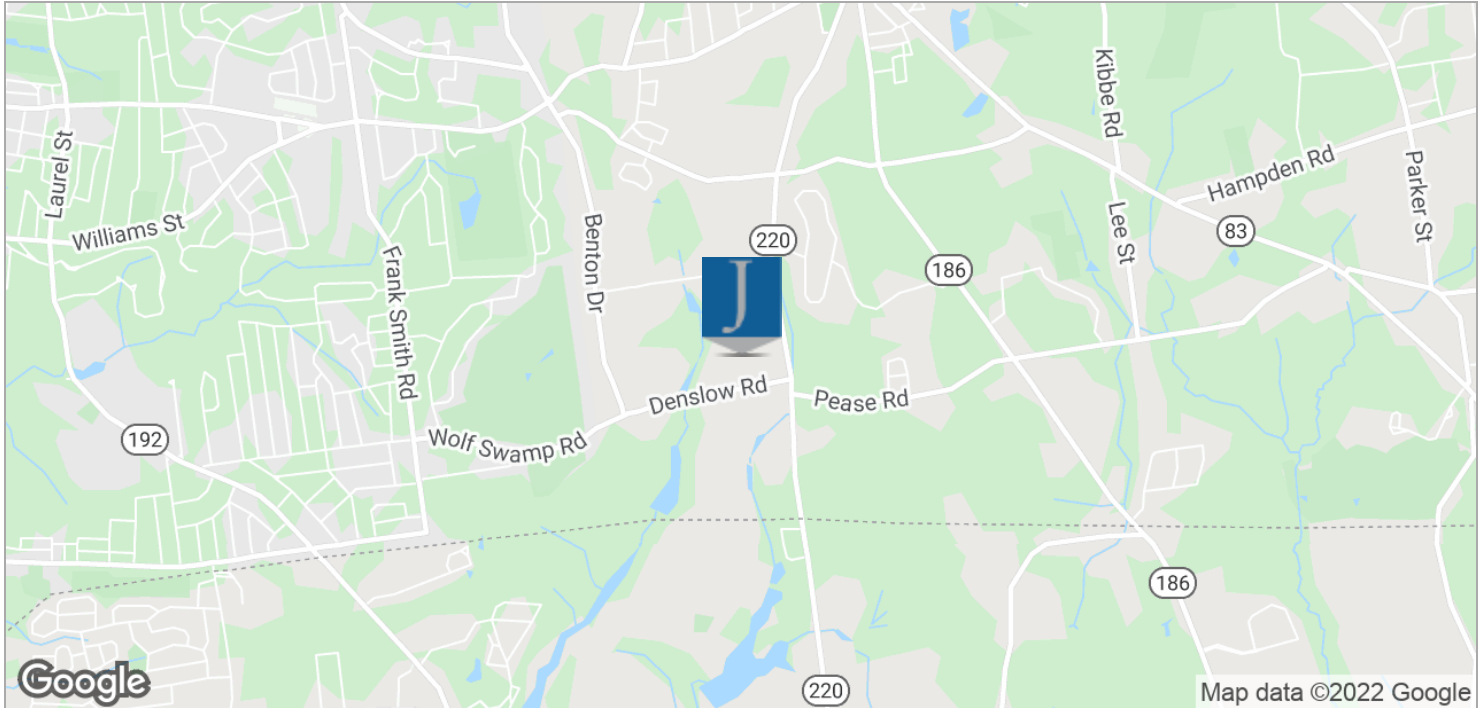
jennings-re.com

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.

CARTAMUNDI BUSINESS CAMPUS

443 Shaker Road East Longmeadow, MA 01028

Location Maps



Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com



73 Chestnut Street Springfield, MA 01103

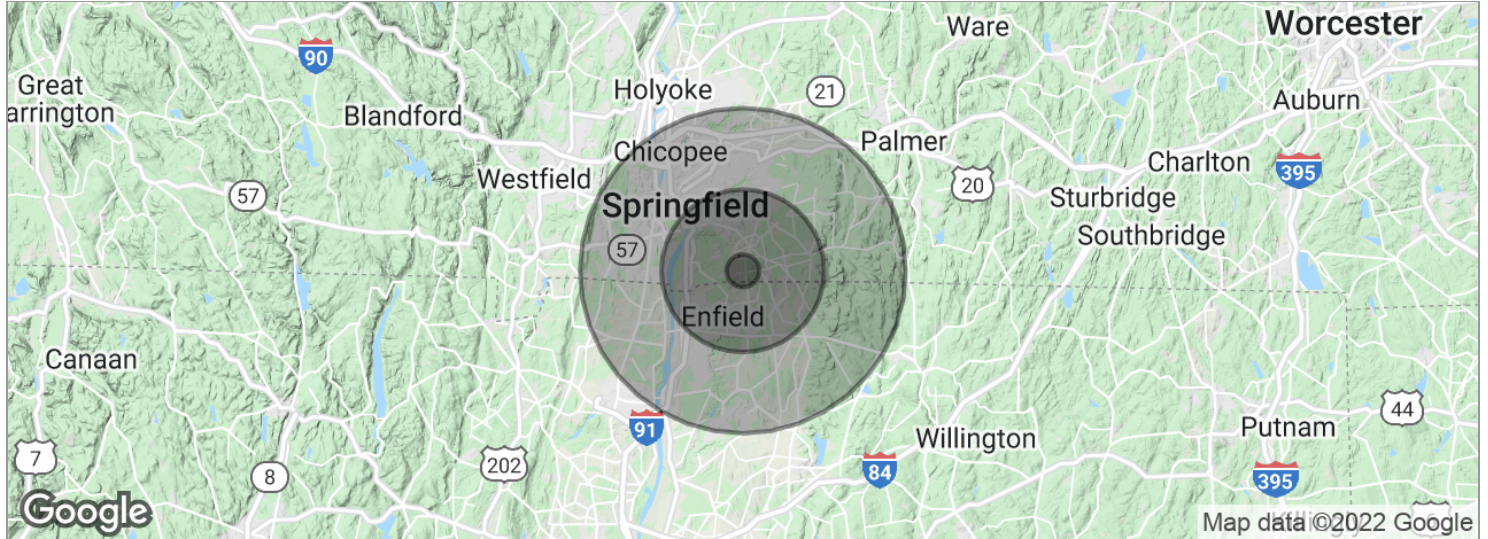
jennings-re.com

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.

CARTAMUNDI BUSINESS CAMPUS

443 Shaker Road East Longmeadow, MA 01028

Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,941	144,834	468,405
Median age	43.6	37.5	37.4
Median age (Male)	41.1	36.3	35.8
Median age (Female)	46.6	38.6	38.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,014	50,465	175,421
# of persons per HH	2.9	2.9	2.7
Average HH income	\$112,693	\$77,523	\$66,023
Average house value	\$359,962	\$267,123	\$252,201

**Demographic data derived from 2010 US Census*

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com



73 Chestnut 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



73 Chestnut Street Springfield, MA 01103
jennings-re.com