



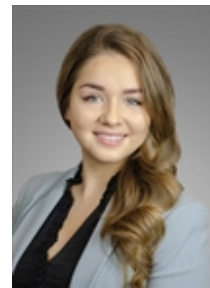
Details on the property located at
21 Mainline Dr, Westfield, MA 01085

List Price:
\$1,249,000

Viktoria Brennan

Better Investment Group Corp

21 Mainline Drive
Westfield, MA 01085
413-378-3391
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YOU CHOOSE WHICH DOORS TO OPEN. Let's get started!
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MLS # 73581202 - New
Commercial/Industrial - Commercial

21 Mainline Dr
Westfield, MA 01085
Hampden County
Directions: use GPS

List Price: **\$1,249,000**

Find Outstanding opportunity to acquire a highly functional industrial/commercial property on 2.17 acres. Offering a strong combination of professional office space consisting of 2,700sqft, warehouse/shop space 6,030sqft and additionally secure outdoor storage. Features include Professional office area with 7 separate offices, designated welcome/secretary area, a break room, 2 bathrooms, shower room, kitchenette and a conference room. Warehouse and shop space offer additional space mezzanine storage/work area. Warehouse has MDC trap water/oil separator. Drive-in overhead doors. Loading dock capability. Large fenced exterior yard. Equipment and vehicle storage. Recent Improvements Include: New fence around the front parameter, creating a secure yard for trucks, equipment, materials, and fleet storage. Additional mezzanine space, providing additional usable square footage for storage, operations, inventory, or other business needs. The property offers an excellent balance of office, warehouse, shop, and exterior operational space, making it well suited for contractors, trade companies, construction businesses, service companies, distributors, fleet operators, light manufacturing, or owner-users. Strong access to major Western Massachusetts transportation routes. Convenient Westfield location serving Western Massachusetts and Northern Connecticut. Some photos virtually staged.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	0	0	Land: \$91,200	Lease Type:
Office:	1	2,700	Bldg: \$191,400	Lease Price Includes:
Retail:	0	0	Total: \$282,600	Lease: No Exchange: No
Warehouse:	2	6,030	# Buildings: 1	Sublet: No
Manufacturing:	0	0	# Stories: 1	21E on File: Yes
Total:		8,730	# Units:	

Disclosures: **Seller is related to the seller's agent. Parking spaces are approximate. Sq Ft is approximate. Some photos virtually staged.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: 94,525 Sq. Ft.	Frontage:	Traffic Count:
Acres: 2.17	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 30	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Construction: **Stone/Concrete, Stucco**

Location: **Central Business District**

Parking Features: **Open**

Roof Material: **Membrane**

Utilities: **Public Water, Public Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions:

Year Established: **1967**

Year Established Source: **Public Record**

Tax Information

Pin #: **M:0028R B:0000 L:0017**

Assessed: **\$282,600**

Tax: **\$8,243** Tax Year: **2026**

Book: **25318** Page: **586**

Cert: **000000000006196**

Zoning Code: **BB**

Zoning Desc: **Legal Conforming**

Map: Block: Lot:

Office/Agent Information

Office: Better Investment Group Corp  (413) 378-3391

Agent: Viktoria Brennan  (413) 378-3391

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Viktoria Brennan at Gallagher Real Estate
RES MA LIC#9564196