



## Regional Industrial Distribution/Manufacturing Facility

**111 MOSHER STREET**

Holyoke, MA 01040

Presented By:

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73 Chestnut Street Springfield, MA 01103

**JENNINGS-RE.COM**

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	Upon Request
Building Size:	113,700 SF Main Building 1,600 SF Outbuilding
Lot Size:	9.77 Acres
Year Built:	1987
2025 Real Estate Taxes:	\$98,608
Roof:	New 2023
Zoning:	IG- General Industry

### PROPERTY OVERVIEW

111 Mosher Street consists of an approximate 113,700 square foot industrial facility with 1,600 sf outbuilding located on 9.77 acres in Holyoke, MA. The building features 22' ceiling height, 12 loading docks, and a 10'x14' grade level drive-in door. The facility benefits from heavy utility infrastructure with a large natural gas service entering the building and a 4,000 amp 208/480V & 120/208V, 3 Phase electrical service which is well distributed throughout. Holyoke's close proximity to the interstate highway system creates a unique opportunity for regional distribution and manufacturing firms servicing the New England and New York regions. An adjacent rail line provides opportunity for rail service through Pioneer Valley Railroad directly onto the property.

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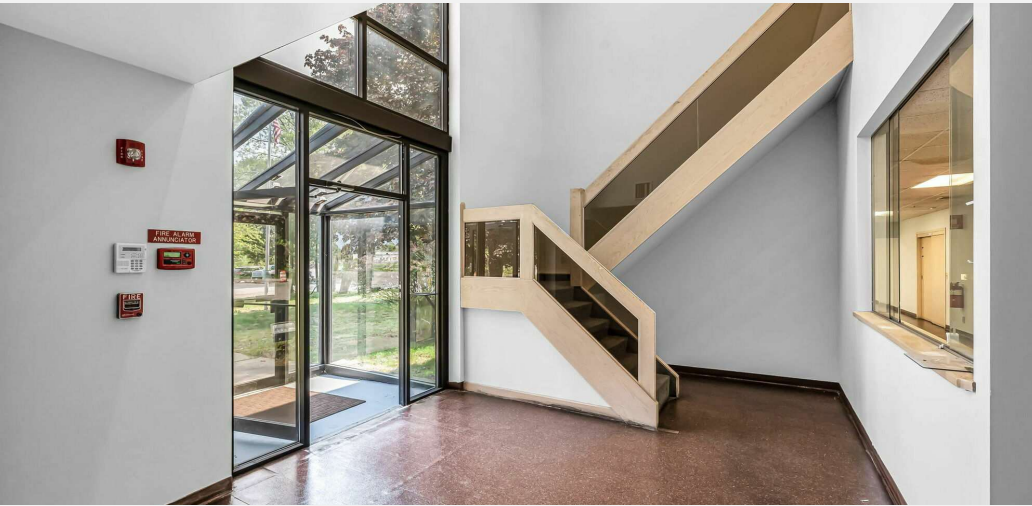
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Office Photos



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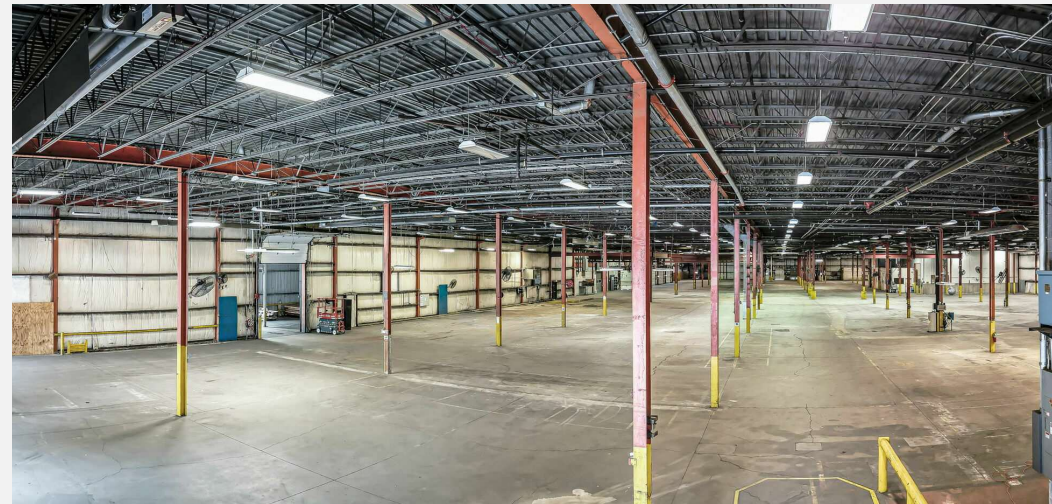
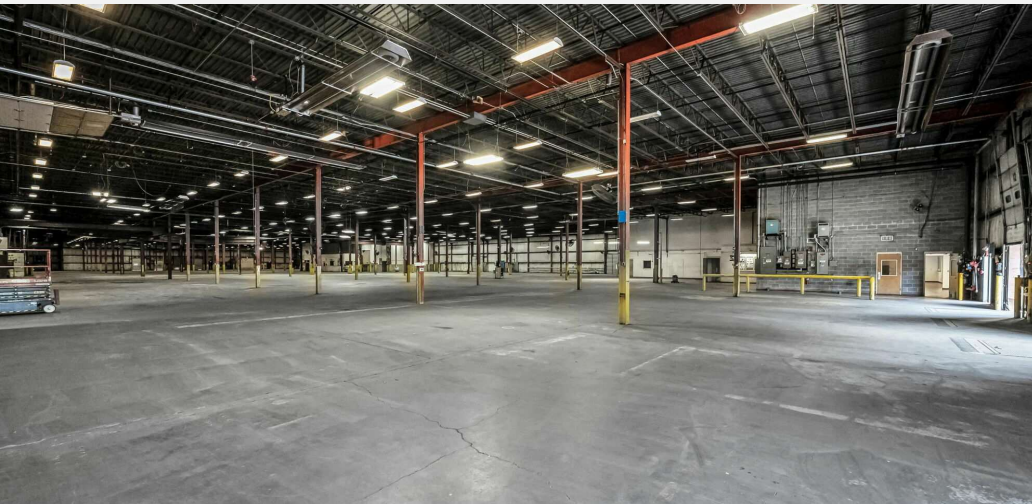
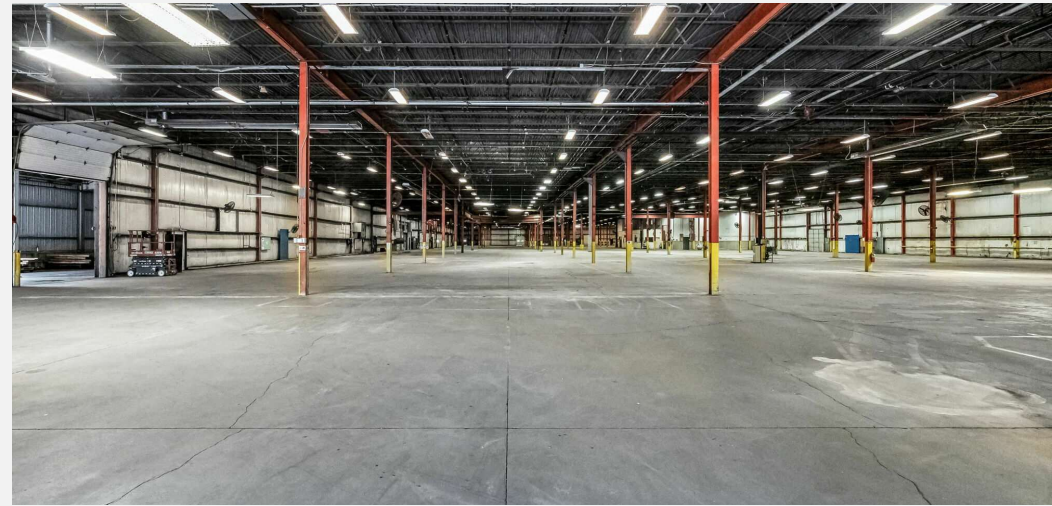
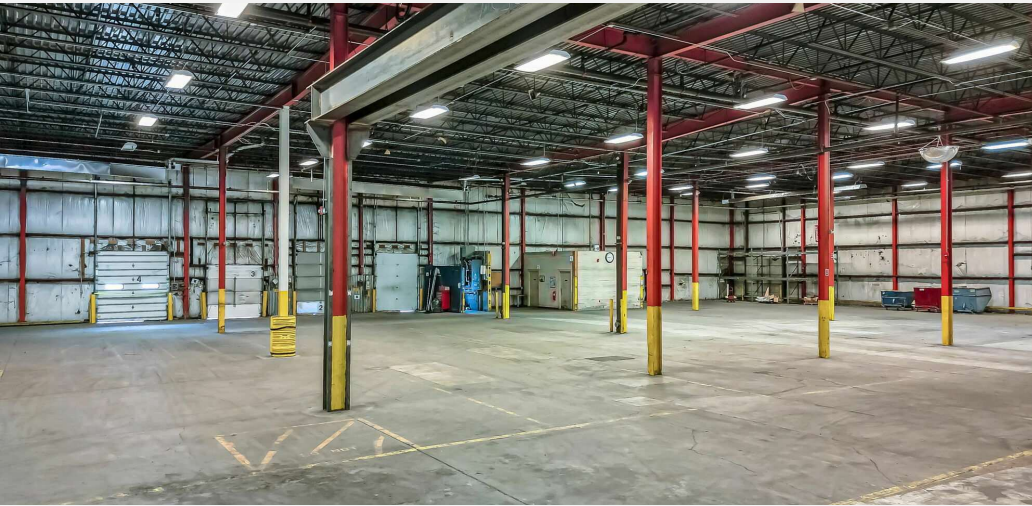
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Warehouse Photos



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Site Map



Imagery ©2025 Airbus,  
Maxar Technologies

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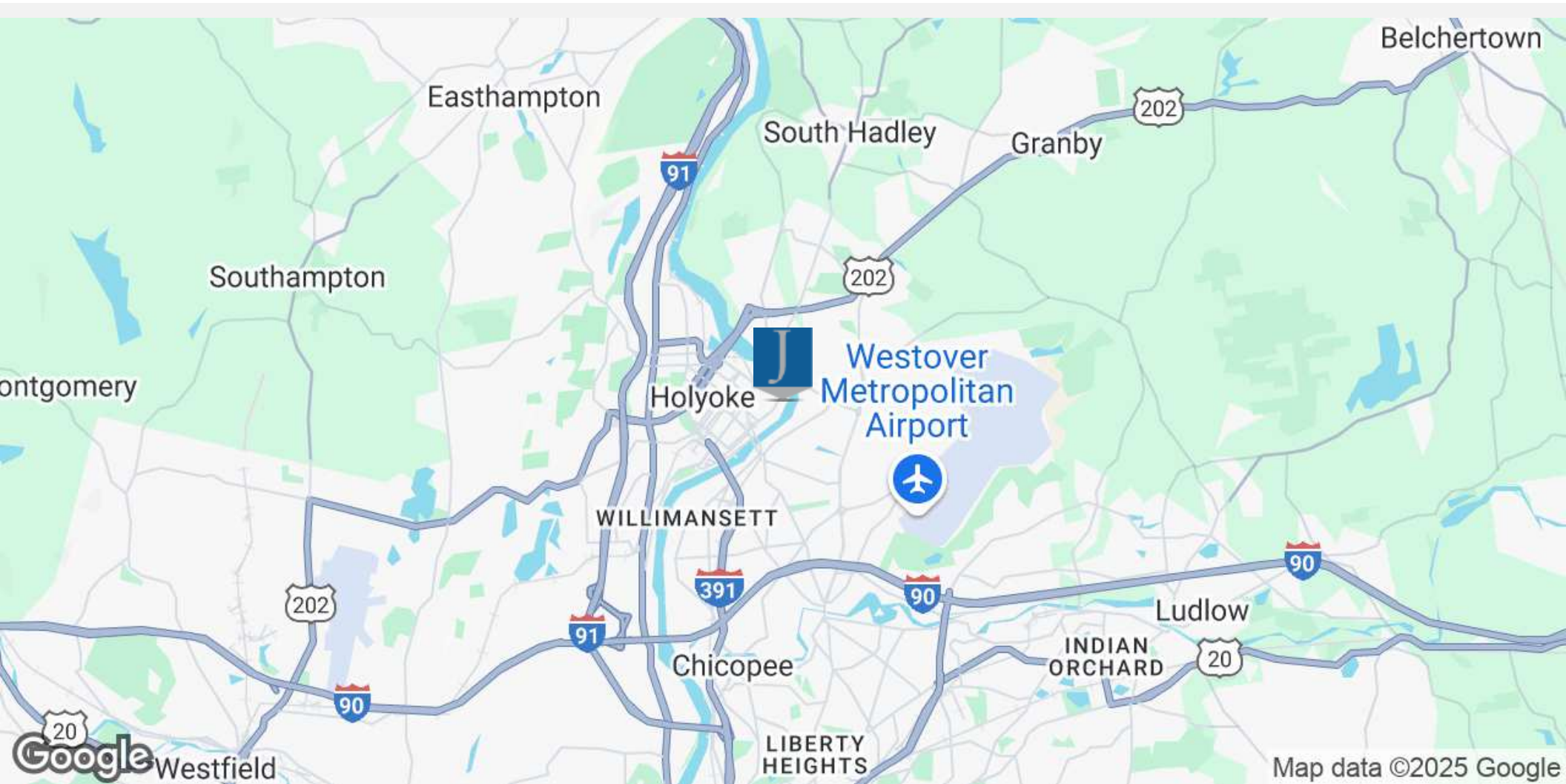
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Location Map



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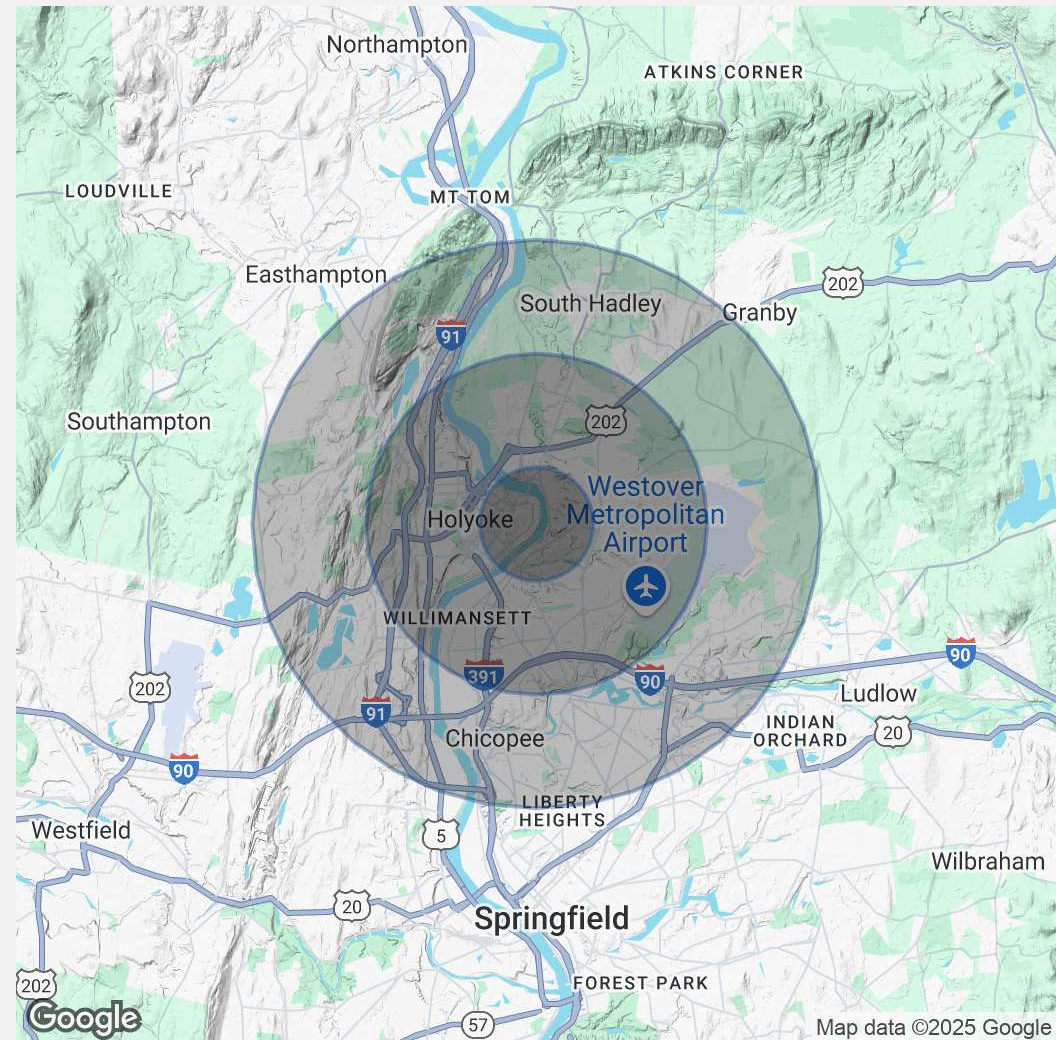
## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,797	77,454	153,720
Average Age	36.1	37.7	38.2
Average Age (Male)	36.1	35.0	37.1
Average Age (Female)	36.4	39.9	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,933	32,524	62,900
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$42,905	\$48,809	\$51,500
Average House Value	\$240,130	\$197,904	\$196,758

\* Demographic data derived from 2020 ACS - US Census



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