

Chicopee River Business Park Westfield, MA

Available for Sale
62.62 Acres

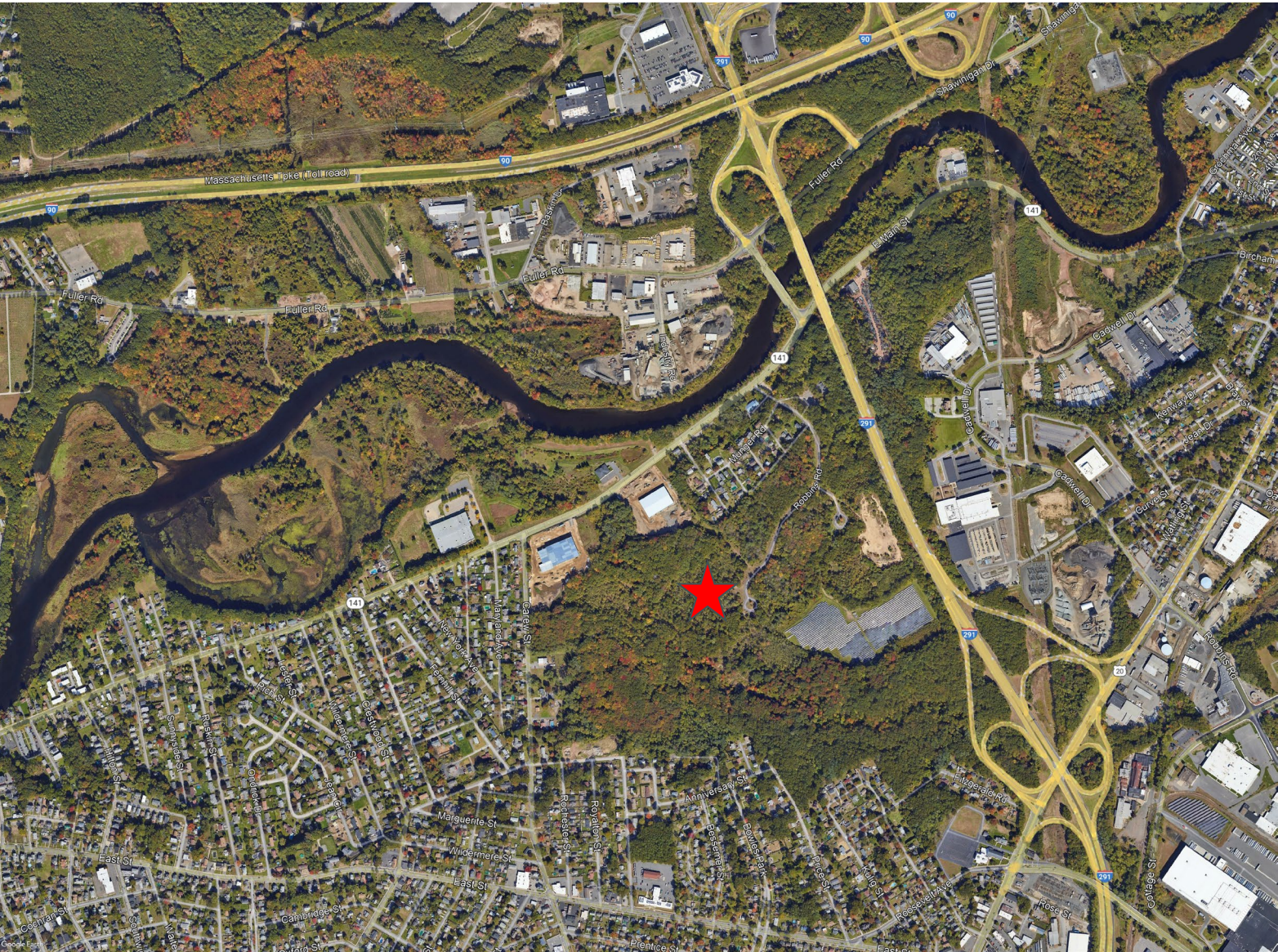


Property Description

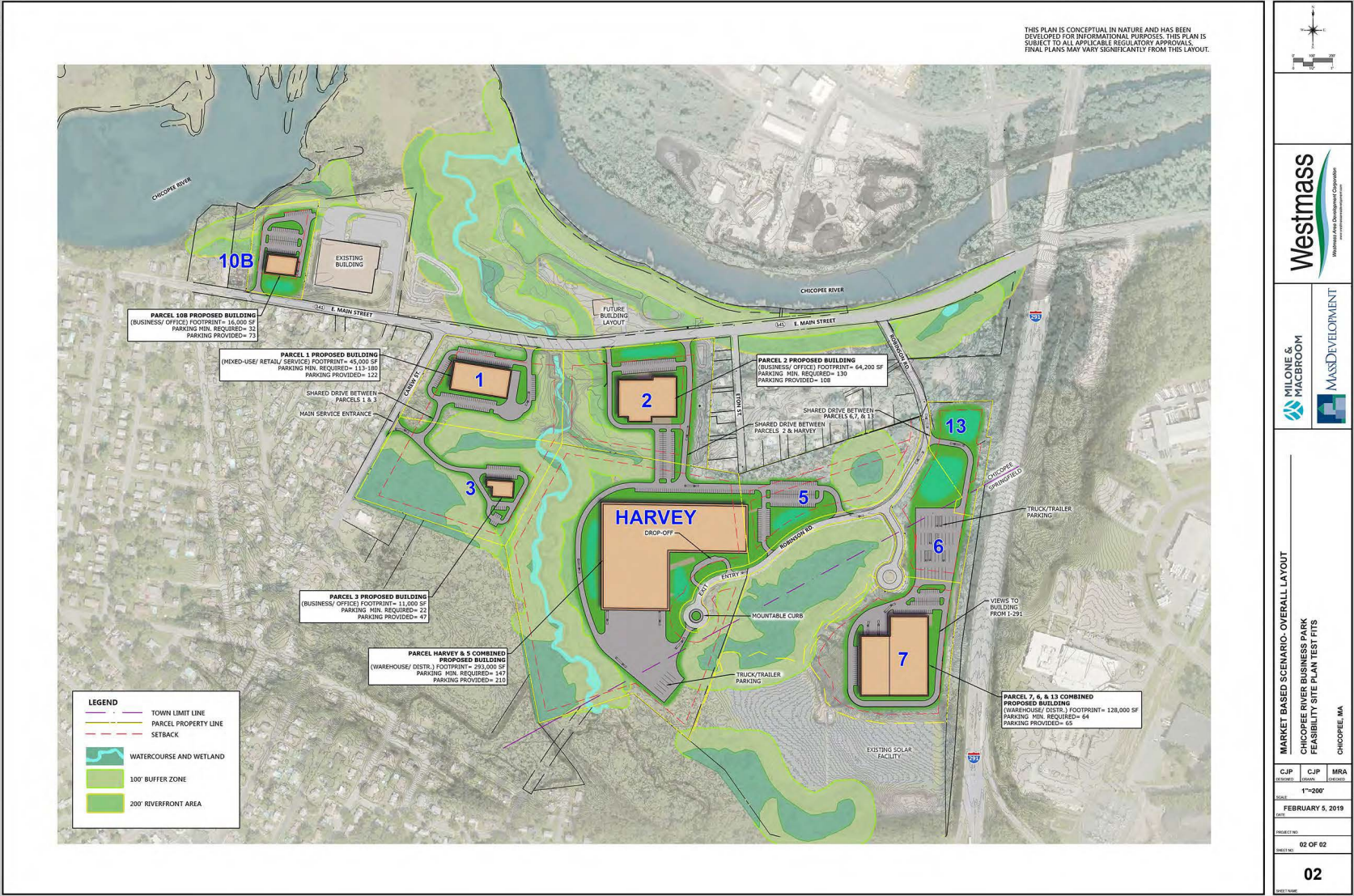
ADDRESS:	East Main Street and Robbins Road, Chicopee, MA
COUNTY:	Hampden
TOTAL LAND AREA:	±52.62 acres
ZONING:	Garden Industrial Planned Unit Development, Type II IPUD II
RAIL ACCESS:	None
PERMITTED COVERAGE:	Potential development scenarios attached
WETLANDS:	Park setback approved, variable wetlands
TOPOGRAPHY:	Wooded, mostly flat
UTILITIES:	WATER: City of Chicopee: 12" main
	SEWER: City of Chicopee: 8" main
	GAS: Eversource: 4" line
	ELECTRIC: Chicopee Electric Light
	TELEPHONE: Verizon: fiber optic cable available
LOCATION:	Off Exit 51, Interstate 90, Mass Pike & I-291
	4 miles from Exit 45, Interstate 91
BULK ASKING PRICE:	\$3,200,000
AVAILABLE PARCELS:	

Parcel	Size	
1	6.87 AC	SOLD
2	9.74 AC	SOLD
3	9.65 AC	SOLD
4	32.02 AC	Available
5	8.20 AC	Available
6	4.00 AC	Available
7	18.4 AC	Available
9	42.2 AC	CONSERVATION
10B	3.34 AC	SOLD
12	3.70 AC	SOLD
13	3.53 AC	Under Contract
±62.62 AC Available		

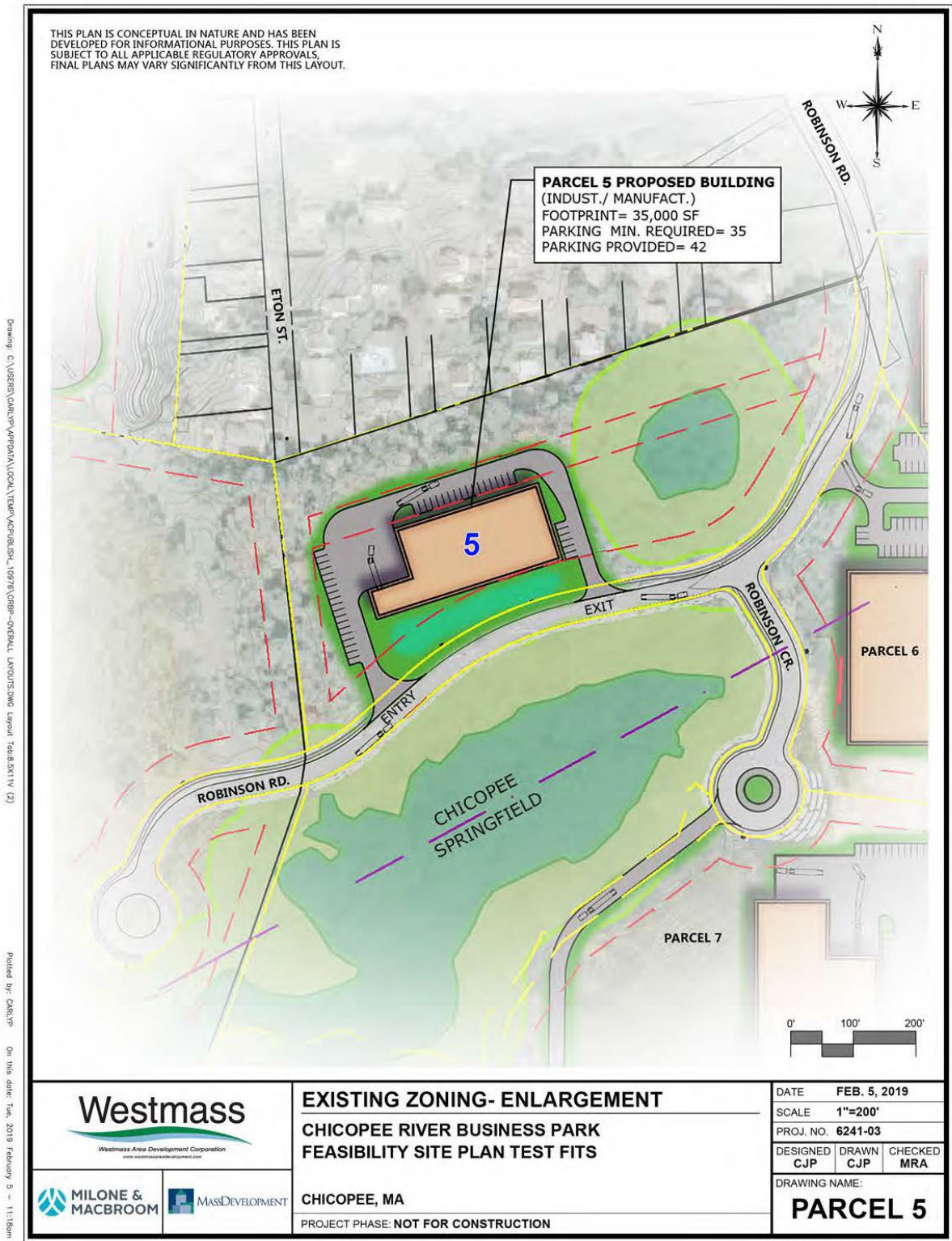
Aerial Photo



Site Plan



Site Plan



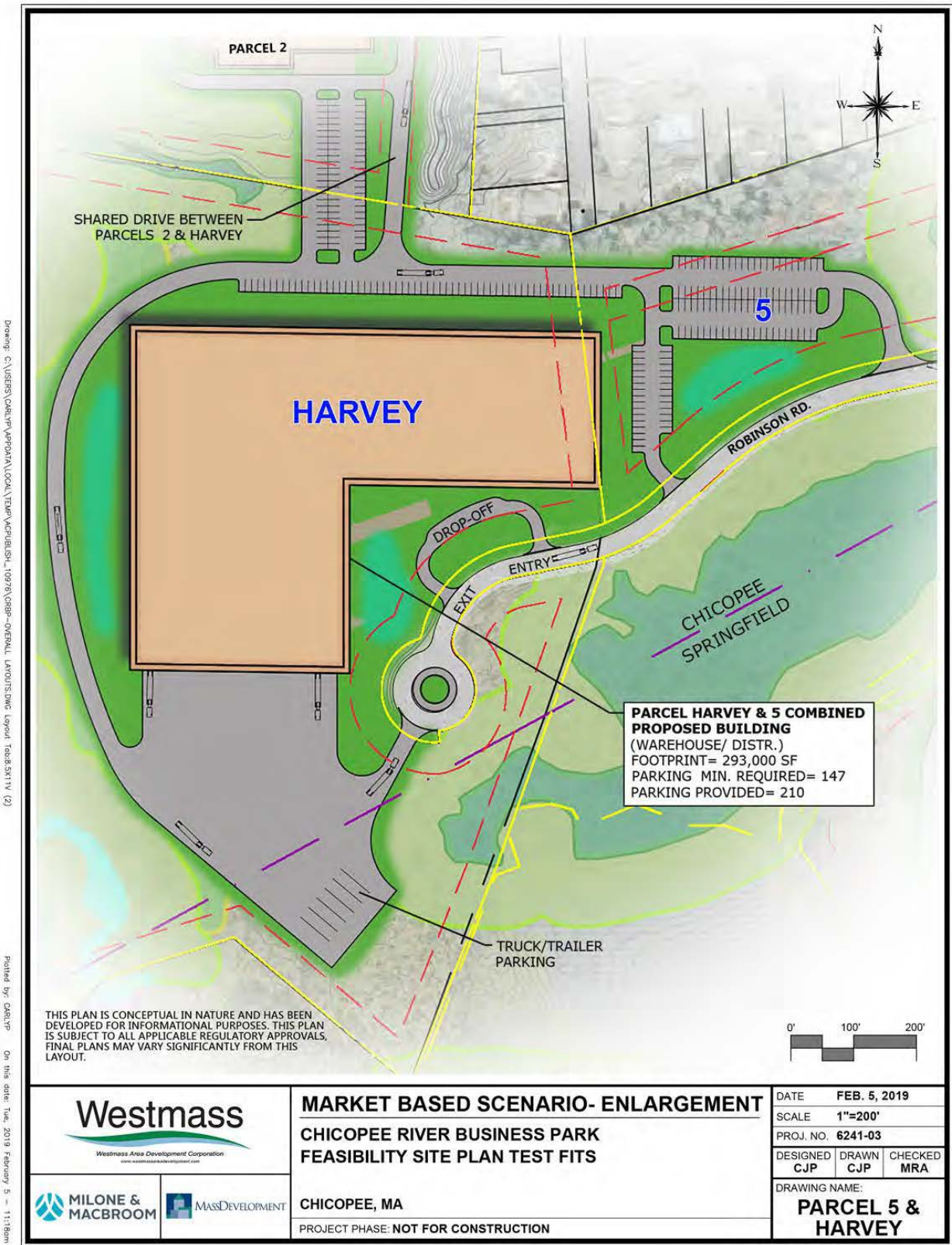
Site Plan



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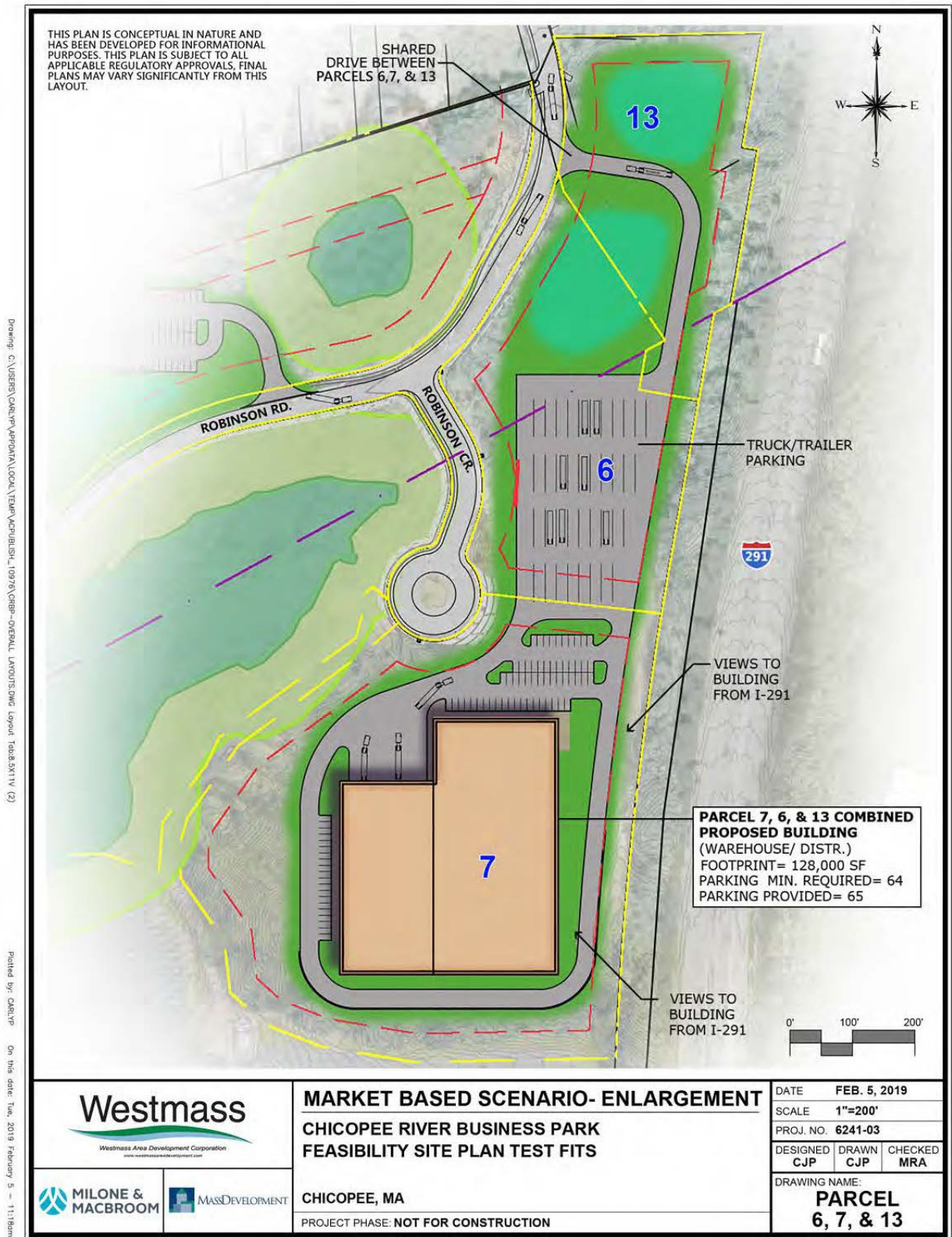


Site Plan



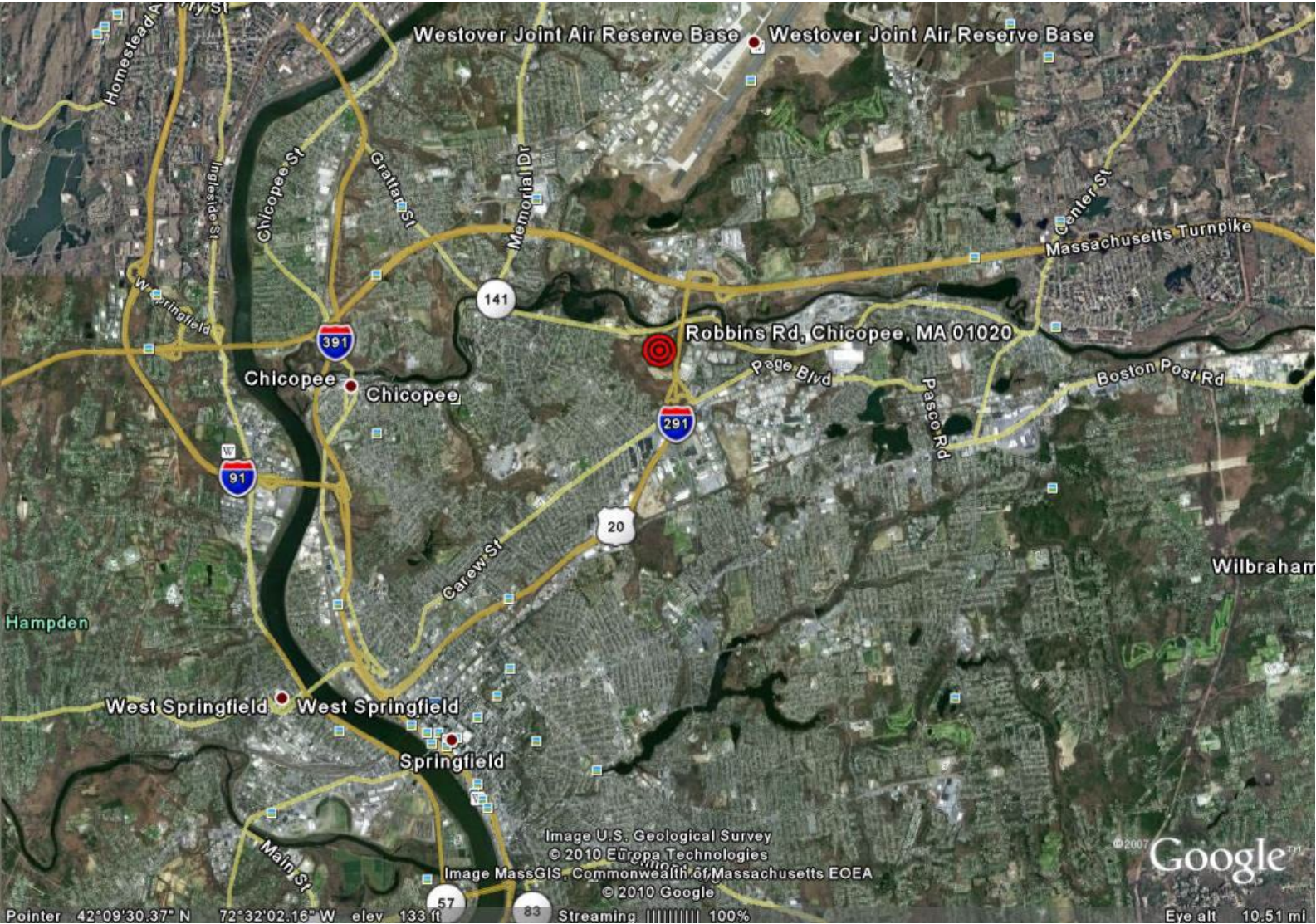
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Site Plan



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Regional Map



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