

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

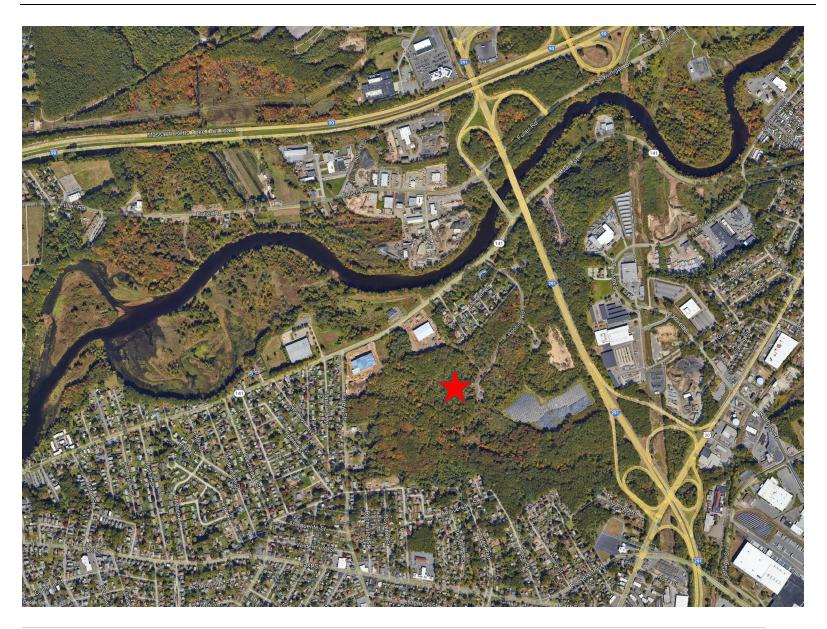
BULK ASKING PRICE: \$3,200,000

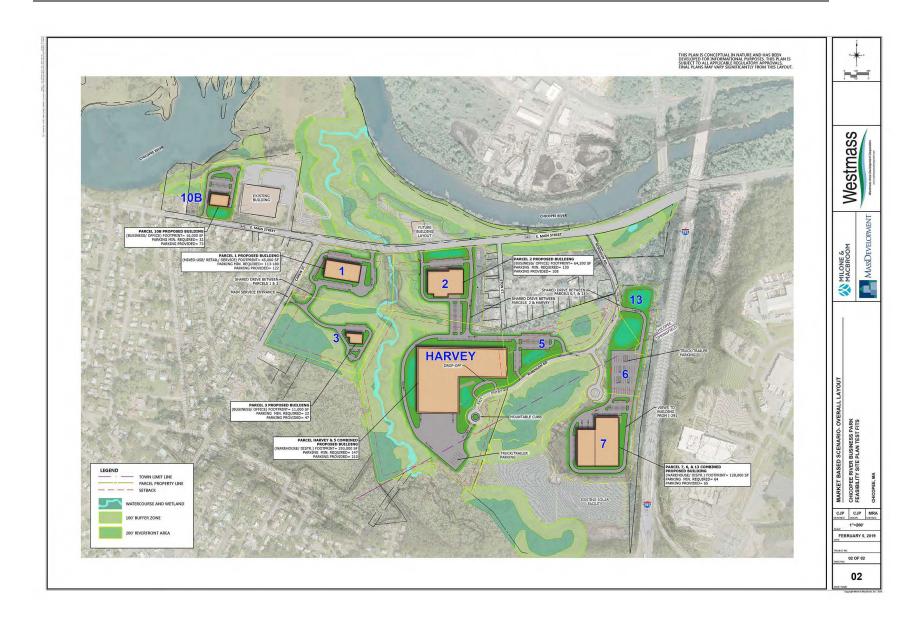
AVAILABLE PARCELS:

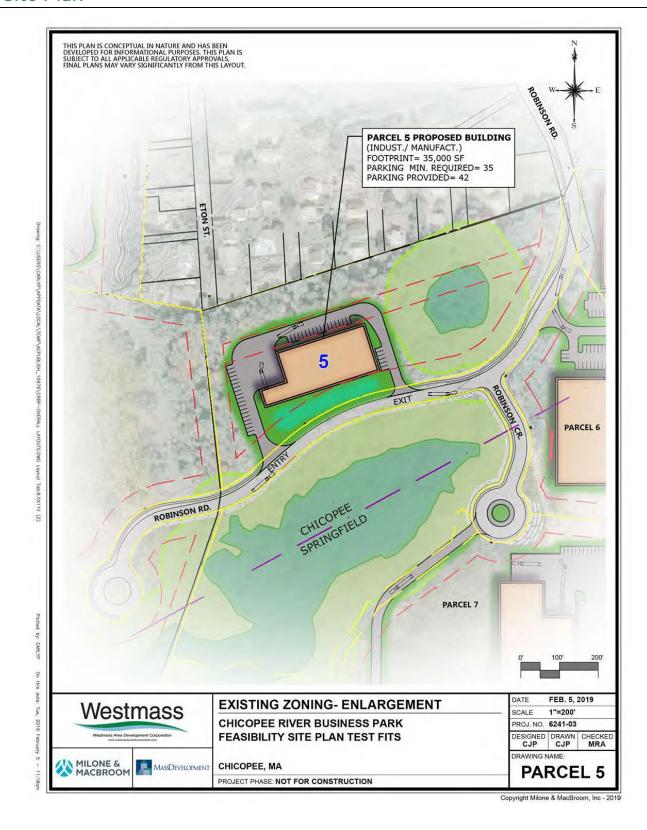
Parcel	Size	
1	6.87 AC	SOLD
2	9.74 AC	SOLD
3	9.65 AC	SOLD
4	32.02 AC	Available
5	8.20 AC	Available
6	4.00 AC	Available
7	18.4 AC	Available
9	42.2 AC	CONSERVATION
10B	3.34 AC	SOLD
12	3.70 AC	SOLD
13	3.53 AC	Under Contract

±62.62 AC Available

Aerial Photo

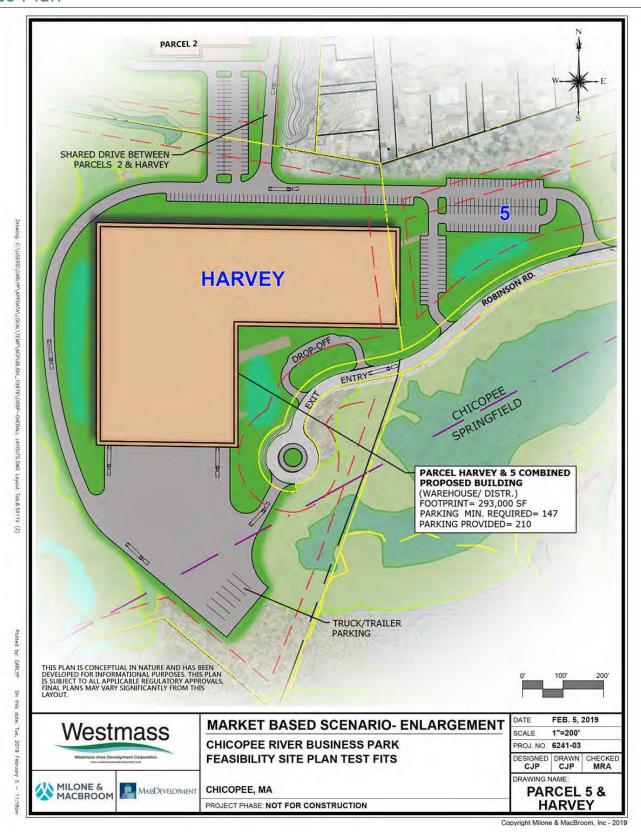






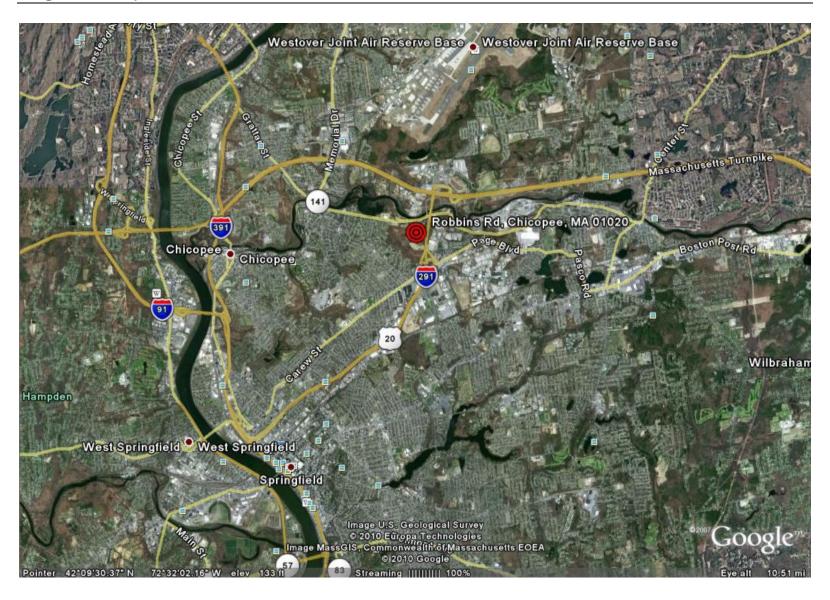








Regional Map





For more information

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