



**MANUFACTURING FACILITY
FOR SALE 84,380 SF**

**119 Salisbury Road
Sheffield, Massachusetts**

brokered by



(508) 813-3526

119 Salisbury Road Sheffield, Massachusetts

PROPERTY FEATURES: 119 Salisbury Road, an 84,380 square foot manufacturing facility with professional office space located on 7.5 acres in Sheffield, Berkshire County, Massachusetts.

Impeccably maintained, the property is available for Immediate occupancy. Major highways connect the property to Boston (144 Miles), NYC (113 Miles), Albany (56 Miles), Hartford (46 Miles), Springfield (61 Miles). The building was built in 1957 with modifications and additions throughout the years.

Building Size: 84,380 Square Feet

Space Available: 84,380 Square Feet

Office Area: 10,000 ± Square Feet

Site Area: 7.5 Acres

Clear Height: Varying from 12' to 20'

Loading: 3 Loading Docks with Levelers, 15' Overhead Door

Parking: 66 Paved Parking Spaces

Year Built: 1957 with Additions and Modifications throughout the years

Bay Size: Varying Bay Sizes

Utilities: Electric: National Grid- 4,000 Amp; 480 Volts, 3 Phase

Gas Supply: Propane

Water: Aquarion Water Company

Sewer: Private Septic System

Floor: Reinforced Concrete

Sprinkler: Fully Sprinklered; Installed 2015

Taxes: \$35,267



SITE LAYOUT



REAR OF BUILDING

119 Salisbury Road Sheffield, Massachusetts

SITE PLAN

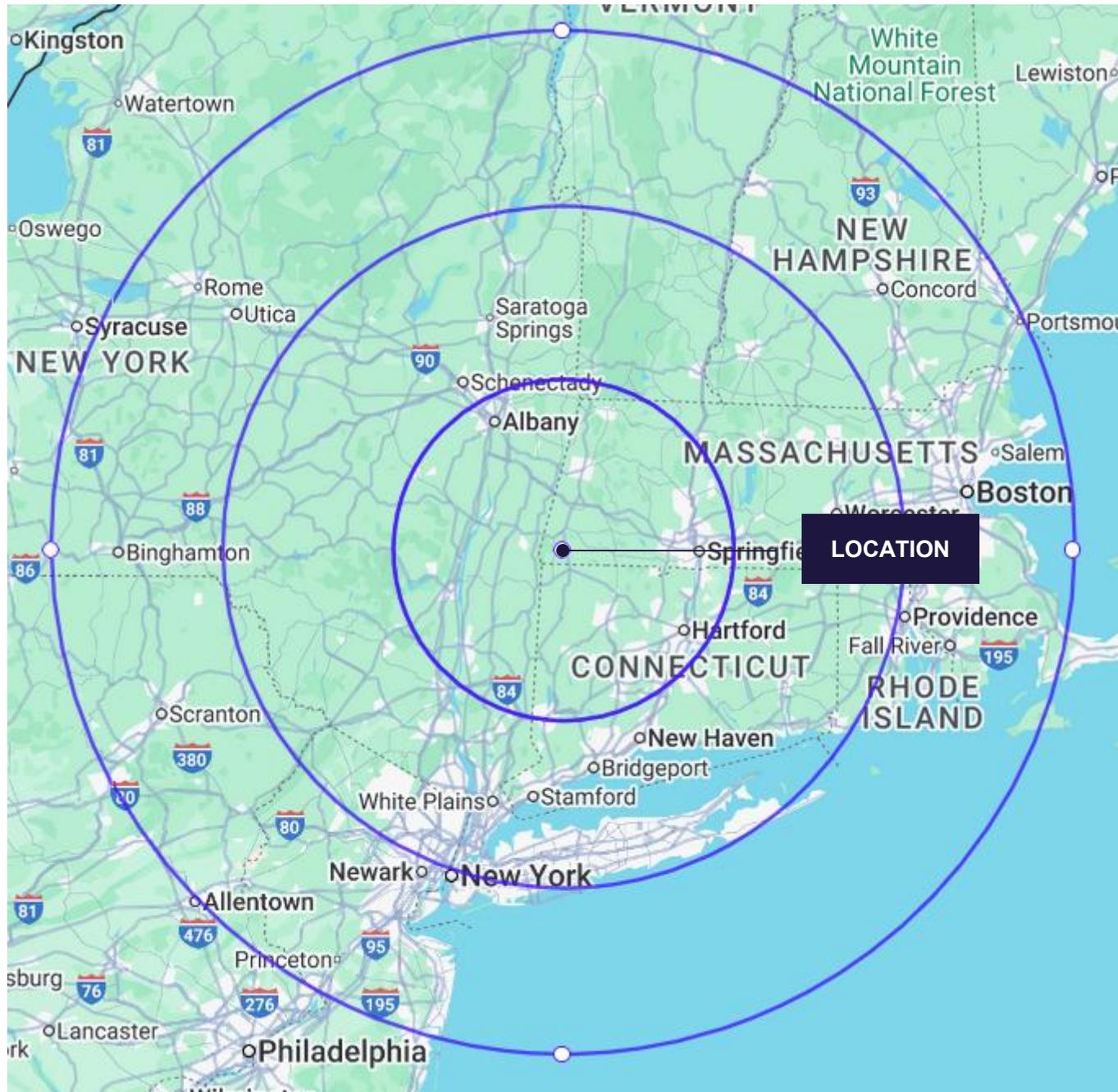
7.5 ACRE
LAND AREA

3 LOADING DOCKS
12' - 20' CLEAR
HEIGHT 10,000 ± SF
OFFICE SPACE

66 PARKING
SPACES



119 Salisbury Road, Sheffield, Massachusetts



each radius circle represents 50 miles



**WATER
TOWER FOR
SPRINKLER
SYSTEM**

**OVERHEAD
DOOR**

**TWO LOADING
DOCKS**





FOR MORE INFORMATION CONTACT

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