

21A WILBRAHAM STREET

21A Wilbraham Street Palmer, MA 01069



OFFERING SUMMARY

Lease Rate:	\$6.50 SF/yr Gross
Building Size:	138,205 SF
Available SF:	50,000 SF
Lot Size:	5.98 Acres
Year Built:	1956
Zoning:	IA
Market:	Western Mass
Submarket:	Greater Springfield

PROPERTY OVERVIEW AVAILABLE JULY 2024

L&P Commercial is pleased to offer 50,000 to 70,000 square feet of high bay warehouse space in the Mapletree Industrial Park. Size is negotiable. Ample onsite parking. Building size is 138,205. Owner will subdivide to suit provide access to loading docks.

PROPERTY HIGHLIGHTS

- 50,000 SF - 70,000 SF
- 2 Docks
- 16 Ft Overhead Door
- Route 20 Location
- 5.98 Acres
- Fully Sprinklered



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DRONE IMAGE FROM ROUTE 20

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PROPERTY DESCRIPTION

50,000 square feet available. Size is negotiable. Fully sprinklered with 18 ft ceilings. Up to 2,000 square feet of office space also available.

LOCATION DESCRIPTION

The property is situated in the Maple Tree Industrial Park on Route 20. Less than 7 miles from Springfield and 1.5 miles from I-90 (Mass Pike) connecting Albany to Boston and approximately 63 miles from Boston.



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IMAGE FROM SOUTH

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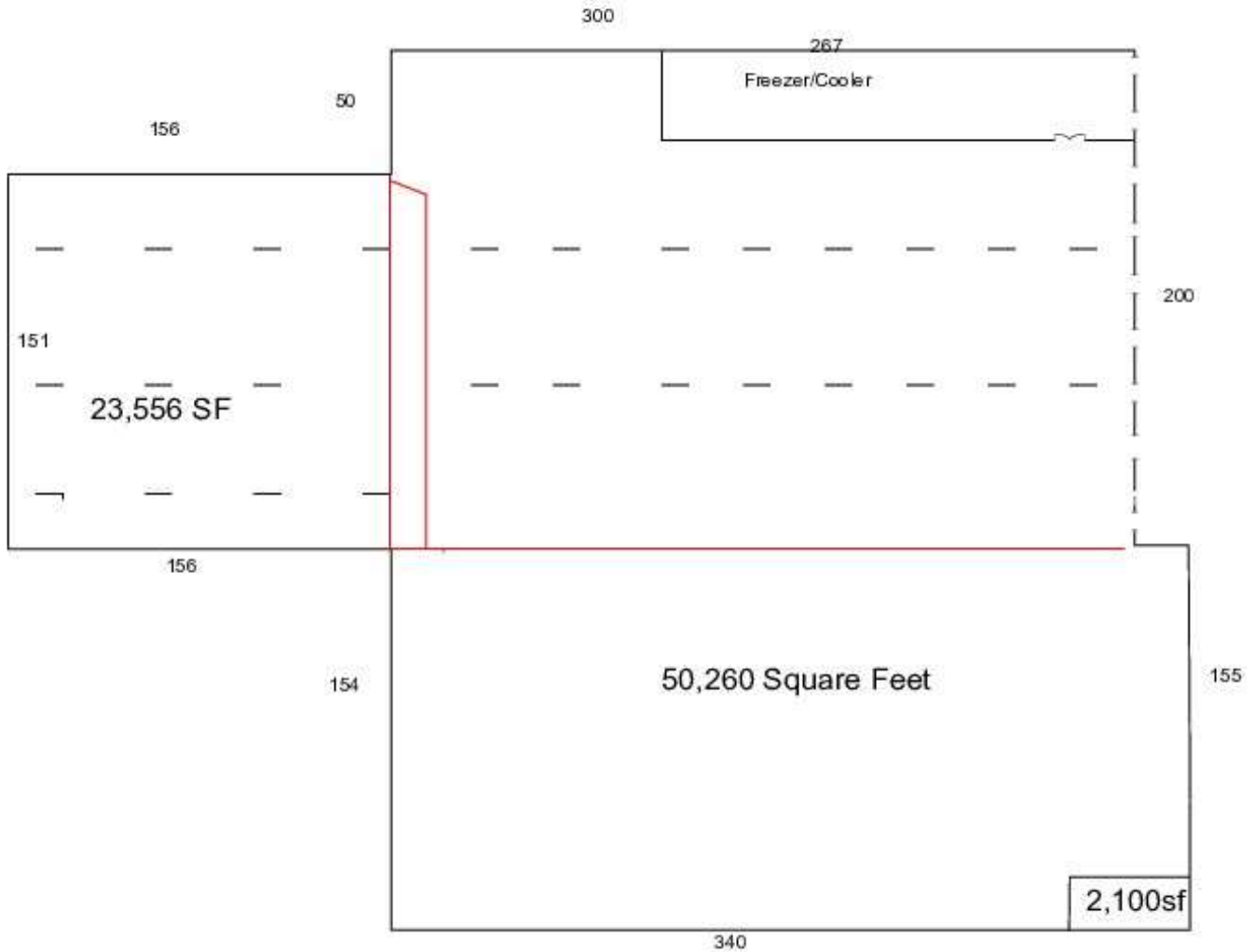
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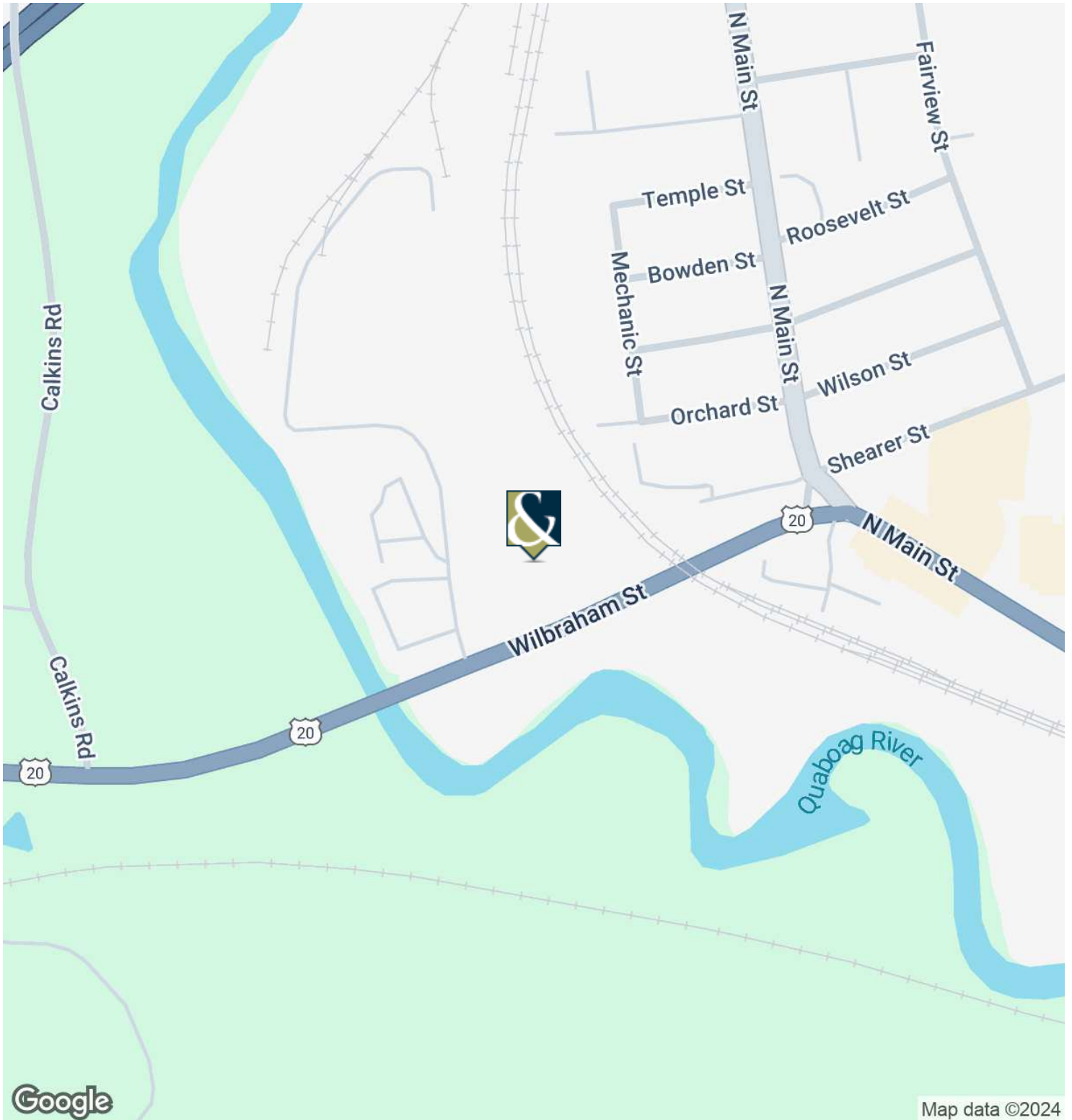
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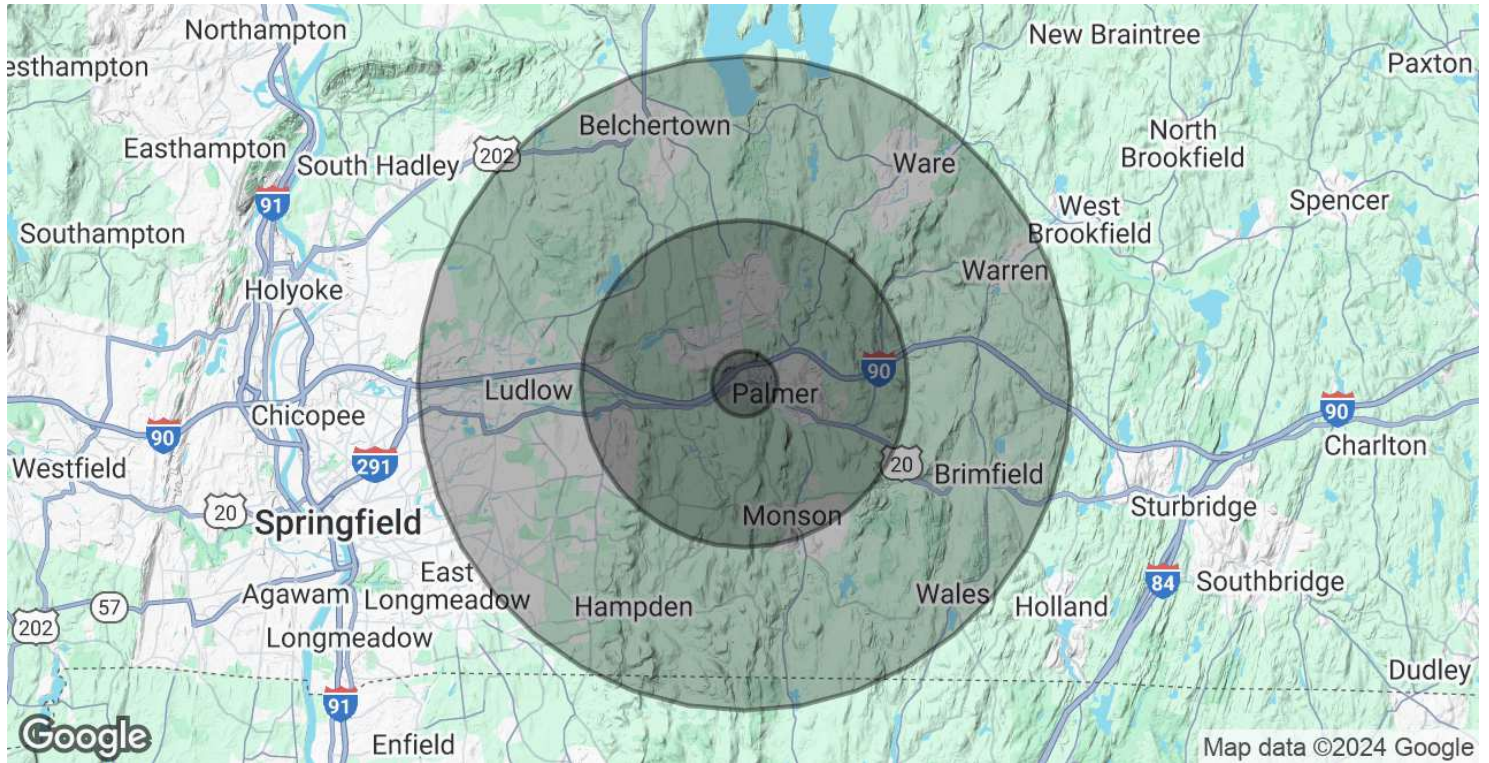
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,173	25,808	106,569
Average Age	42.1	42.5	42.4
Average Age (Male)	41.6	41.6	40.9
Average Age (Female)	42.6	43.7	44.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	470	10,055	40,858
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$64,694	\$75,968	\$77,612
Average House Value	\$270,351	\$302,402	\$296,424

* Demographic data derived from 2020 ACS - US Census



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