

Net Leased - 42,434 SF Industrial | For Sale

CBRE

10 Hudson Drive

Southwick | Massachusetts 01077

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Offering Memorandum](#)



Outlined site approximate

10 Hudson Drive - 42,434 SF Available

Southwick | Massachusetts 01077

For Sale

The Offering

CBRE is pleased to bring to market 10 Hudson Drive, Southwick, Massachusetts, is a single-story 42,434 SF industrial property that is currently 100% NNN-leased to B & E Tool Company, Inc. The property sits on approximately 4.13 acres in the Southwick Industrial Park off Route 57.

10 Hudson Drive is an institutional-grade quality asset featuring 14'-16' clear ceiling heights, 1 loading dock and 4 drive-in doors, ample on-site parking and trailer storage space. Constructed in 1996, the facility consists of approximately ±7,400 SF of office and ±35,000 SF of industrial area. With a long term lease to a credit tenant at low market rents and one renewal option at market rates, 10 Hudson Drive offers a stable cash flow with potential future upside.

A true triple net lease with tenant responsible for capital items.

100% LEASED



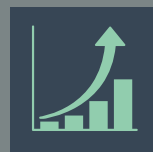
LONG-TERM NNN LEASE TO
B&E TOOL COMPANY 5.5
YEARS OF TERM REMAINING

INSTITUTIONAL QUALITY



INSTITUTIONAL-GRADE
QUALITY ASSET

STABLE CASH FLOW



CURRENT STABLE
INCOME AT LOW MARKET
RENTS WITH LEASING
UPSIDE FUTURE

EXCELLENT ACCESS



LOCATED IN THE
SOUTHWICK
INDUSTRIAL PARK

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