

For Lease

Office Space Available

Located in Springfield Industrial Park



221 Industry Ave

Springfield, Massachusetts 01104

Property Highlights

- 11,767 Square Foot, Office Building
- Lobby, Reception, Waiting Area, 8 Private Offices
- Large Open Work Area and 3 Conference Rooms
- Large Meeting Hall / Classroom with Capacity for 150+
- Employee Lounge Area
- Loading Platform
- Paved Parking for 100+ Vehicles
- 1.0 Mile to I-291 and 2.2 Miles to I-90 (Mass Pike, exit 6)

Property Description

NAI Plotkin is pleased to present a 11,767 square foot office building, featuring a welcoming lobby, reception and waiting area, 8 private offices, and a spacious open work area designed to foster collaboration and productivity. With 3 conference rooms and a large meeting/conference room, this property offers ample space to host meetings, workshops, and events. Employees will appreciate the dedicated lounge area, while the convenience of a loading platform and paved parking for over 100 vehicles ensures smooth operations.

OFFERING SUMMARY

| | |
|----------------------|-------------|
| Available SF | 11,767 SF |
| Lot Size | 3.61 Acres |
| Building Size | 11,632 SF |
| Lease Rate | \$14.50 NNN |
| NNN Charges | \$4.66 / SF |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|----------------|-------------------|-----------------------|
| 1 Miles | 6,900 | \$69,323 |
| 3 Mile | 698,839 | \$69,729 |
| 5 Miles | 238,736 | \$74,489 |



For more information

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BUILDING INFORMATION

| | |
|-------------------------|--|
| Property Type: | Single, Tenant Office Building |
| Improvement: | |
| Number of Floors: | One (1) |
| Building Area: | 11,767 Square Feet |
| Year Constructed: | 1988 |
| Construction: | Masonry, Wood and Steel Framed |
| Roof: | Gable, Asphalt Shingles (New 2025) |
| Exterior Wall: | Brick and Masonry Block |
| Interior Finish: | Acoustical Tiled Ceilings, Fluorescent Lighting, Painted Sheetrock Walls and Carpeted Floors. |
| Interior Layout: | Lobby, Reception and Waiting Area Eight (8) Private Offices Three (3) Conference Rooms Large Meeting Hall/Classroom with a Capacity for 150+ Two (2) Handicapped Lavatories Employee Lounge |
| Type of Heat: | Gas, Forced Warm Air Heat |
| Air Conditioning : | Central |
| Handicap Accessibility: | Fully, Entrances and Lavatories |
| Sprinklers: | None |
| Alarm System: | Fire and Security |

SITE INFORMATION

| | |
|--------------------|--|
| Total Land Area: | 3.61 Acres |
| Frontage: | 615.54' East Side – Industry Avenue |
| Shape/Topography: | Rectangular/Level |
| Parking: | Paved, 100+/- Vehicles |
| Utilities: | City Water & Sewer, Eversource Gas and Electric |
| Zoning: | Industrial Park (IP) |
| Assessed Value: | \$953,000 (FY' 2025) |
| Real Estate Taxes: | \$33,625 (\$2.89/Sq.Ft.) |
| Building Insurance | \$14,151 (\$1.22/Sq.Ft.) |
| Snow Removal | \$2,925 (\$0.25/Sq.Ft.) |
| Lawncare | \$3,500 (\$0.30/Sq.Ft.) |

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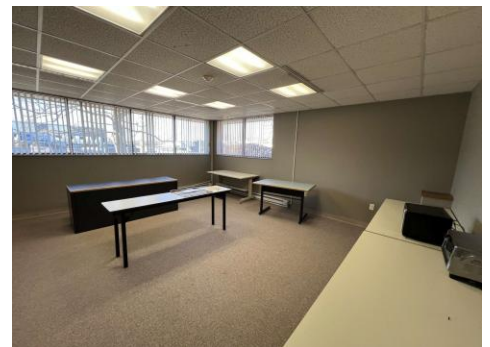
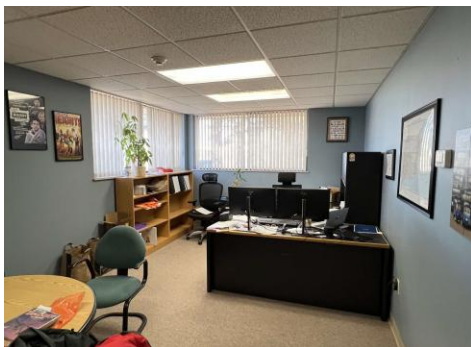
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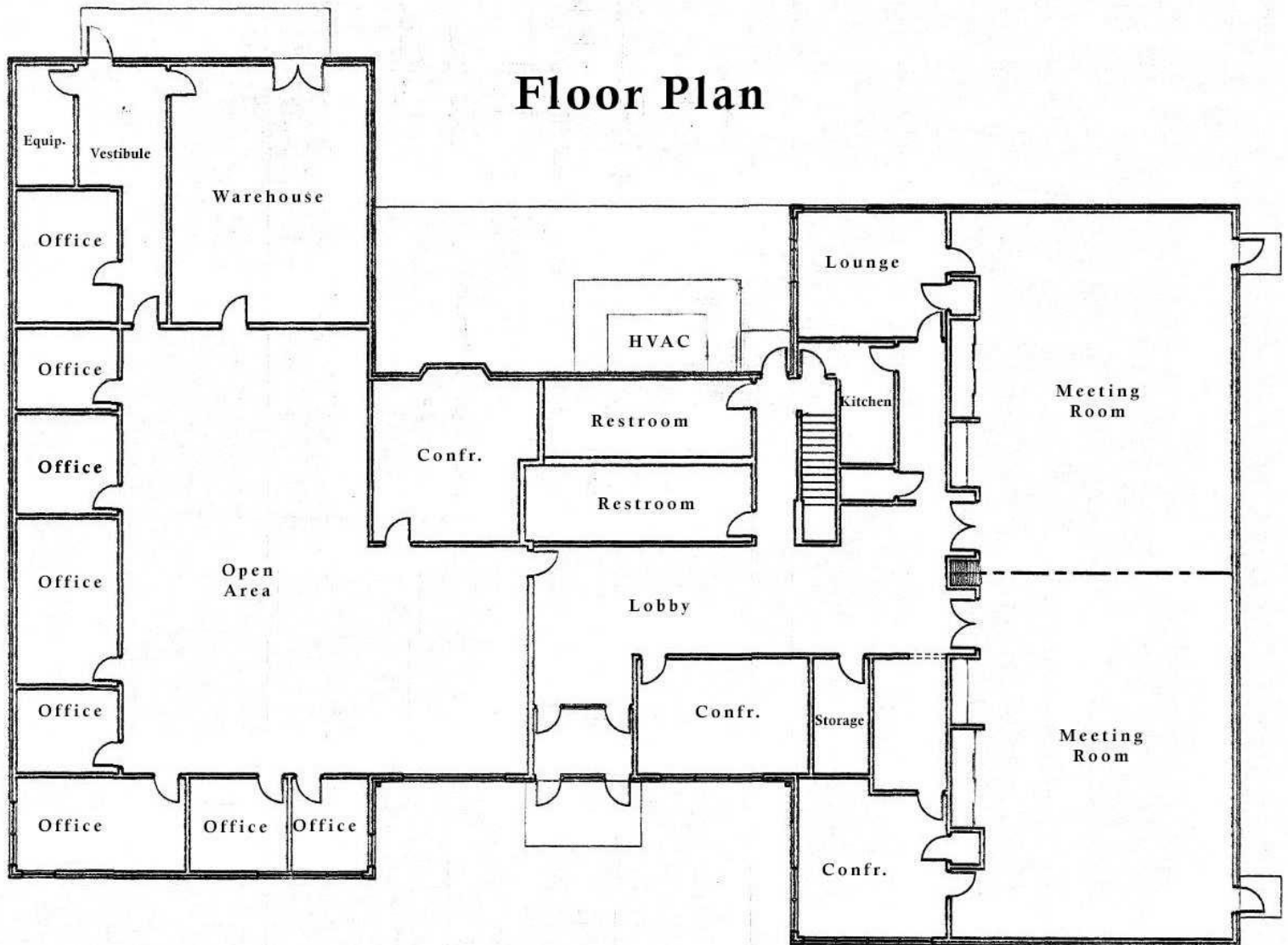


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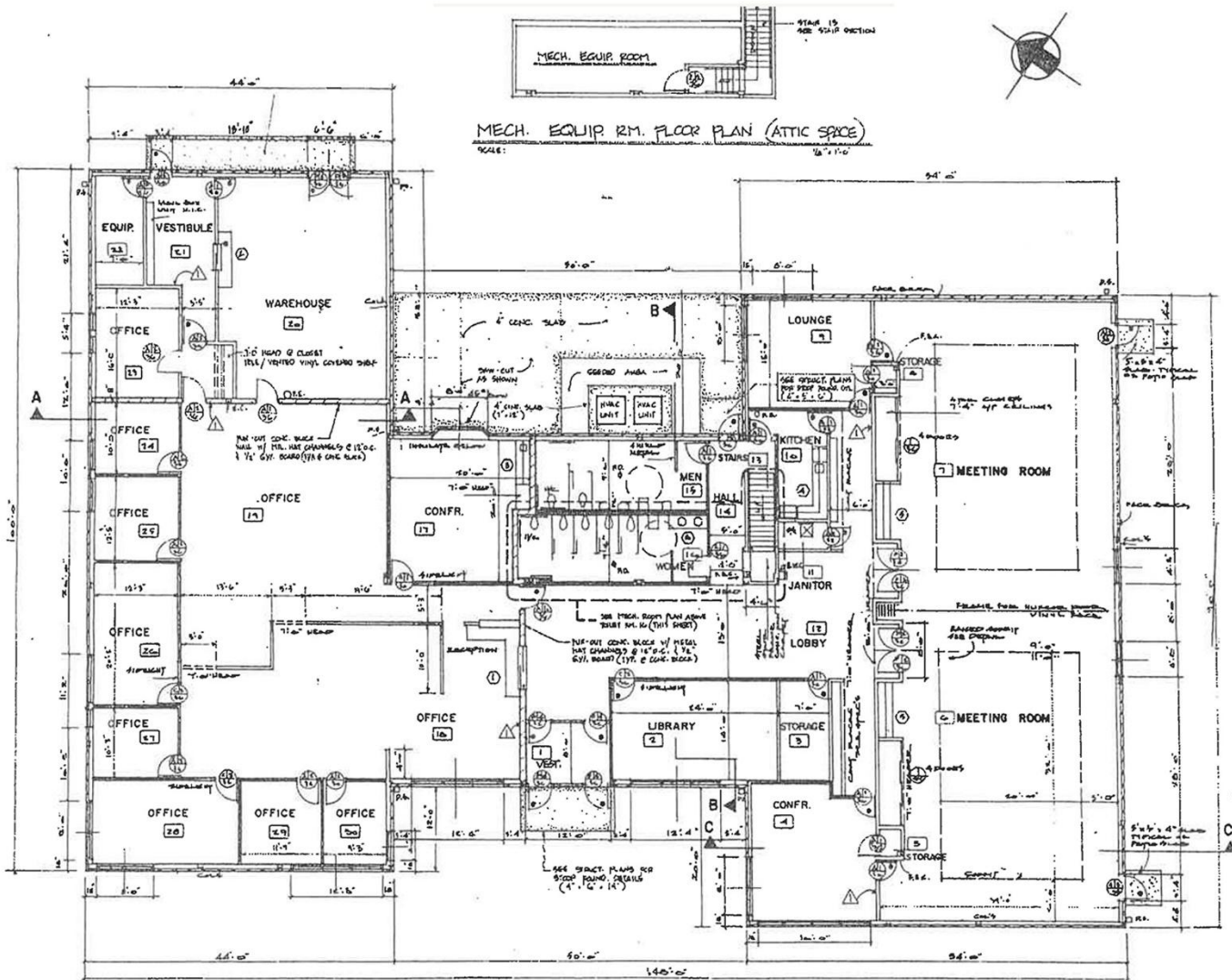
Floor Plan



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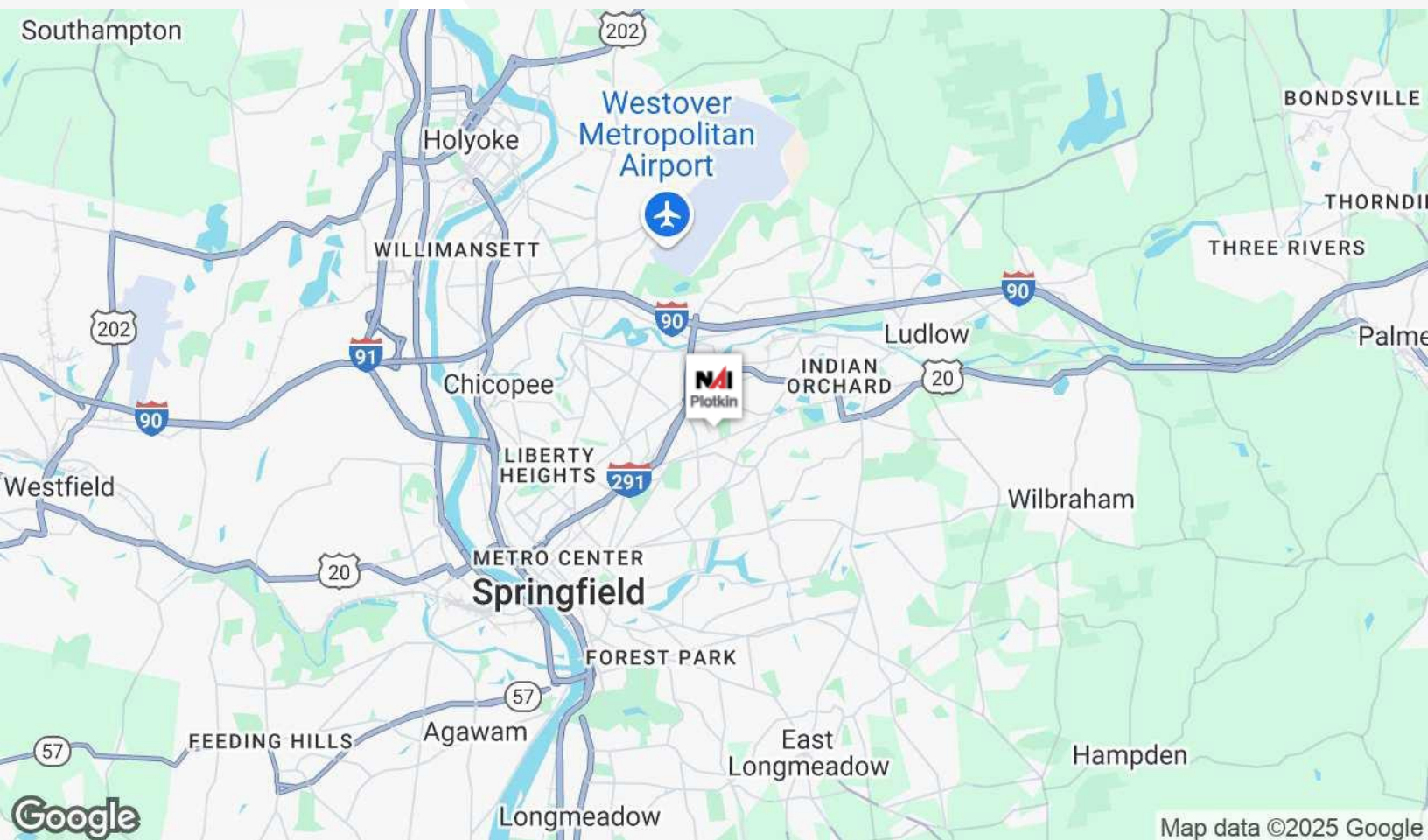
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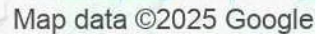
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* Demographic data derived from 2020 ACS - US Census