



Highway Oriented Distribution Facility

87-147 AVOCADO STREET

Springfield, MA 01104

Presented By:

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73 Chestnut Street Springfield, MA 01103

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Sale Price:	Call for Details
Available SF:	26,000 SF
Building Size:	69,280 SF
Lot Size:	5.05 Acres
Year Built:	1970

PROPERTY OVERVIEW

Presenting an impressive 26,000 square feet of warehouse and distribution space, the property offers 17 dock doors, 35'x25' column spacing, 20' ceilings, radiant heat and 3 shop offices. The main office space features 2 private offices, a conference room, break room, a large bullpen and additional storage spaces. Both the shop and office have separate bathrooms. The paved yard is fenced for outside storage of vehicles and materials. Positioned strategically just a half mile from Interstate 91, one mile from Interstate 291 and 6 miles from the Massachusetts Turnpike, the property presents an ideal opportunity for those seeking prime industrial real estate in a highly accessible location. Also available FOR SALE - Excellent owner occupant opportunity.

PROPERTY HIGHLIGHTS

EXCELLENT HIGHWAY ACCESS
26,000 SF CURRENTLY AVAILABLE FOR LEASE
17 LOADING DOCKS - ONE RAMPED DOOR
20' CEILING HEIGHT - 35' X 25' COLUMN SPACING
FENCED YARD FOR OUTDOOR STORAGE OF VEHICLES OR MATERIALS

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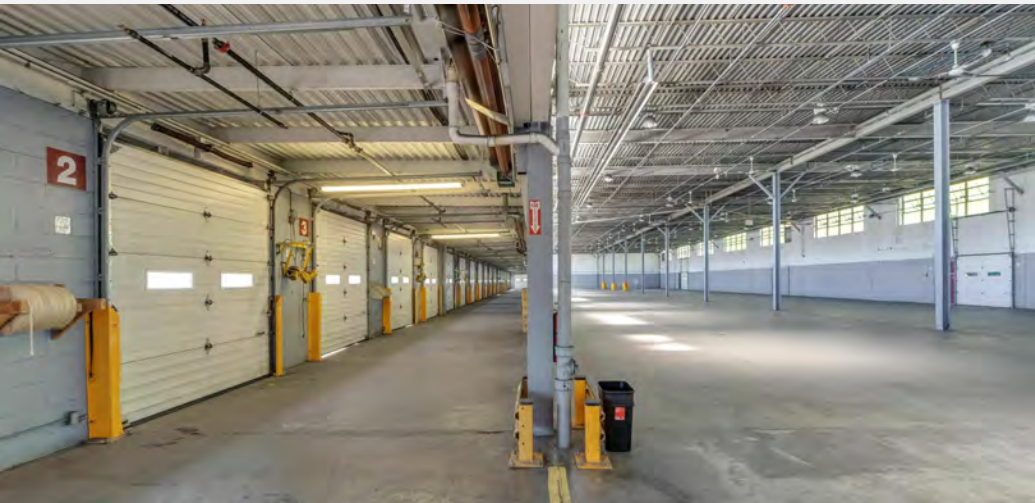
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Additional Photos



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Location Map



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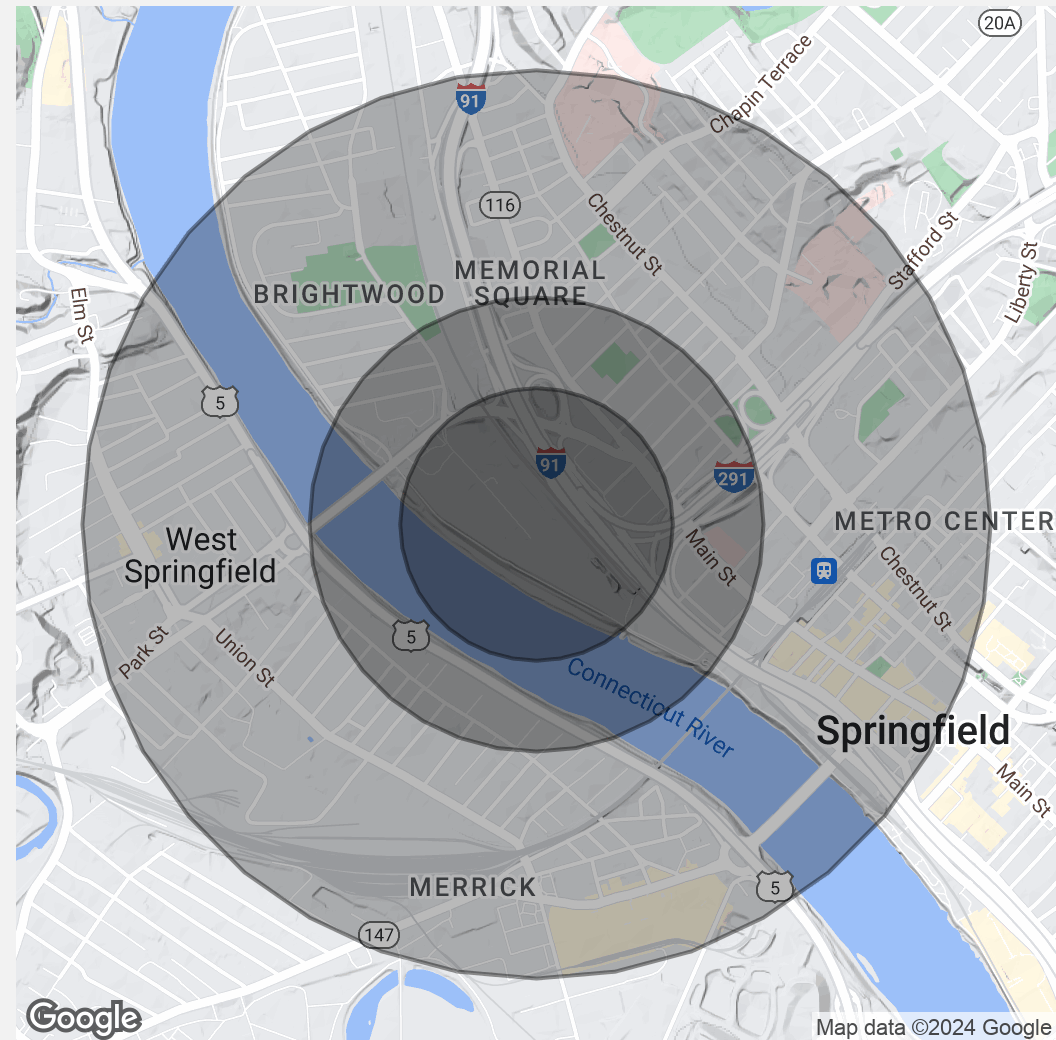
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	400	2,819	17,448
Average Age	35	36	37
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	164	1,208	7,434
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$29,855	\$40,918	\$47,444
Average House Value	\$270,956	\$250,916	\$249,831

Demographics data derived from AlphaMap



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