



## Agawam Flex Space

**71 RAMAH CIR SOUTH**

Agawam, MA 01001

Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

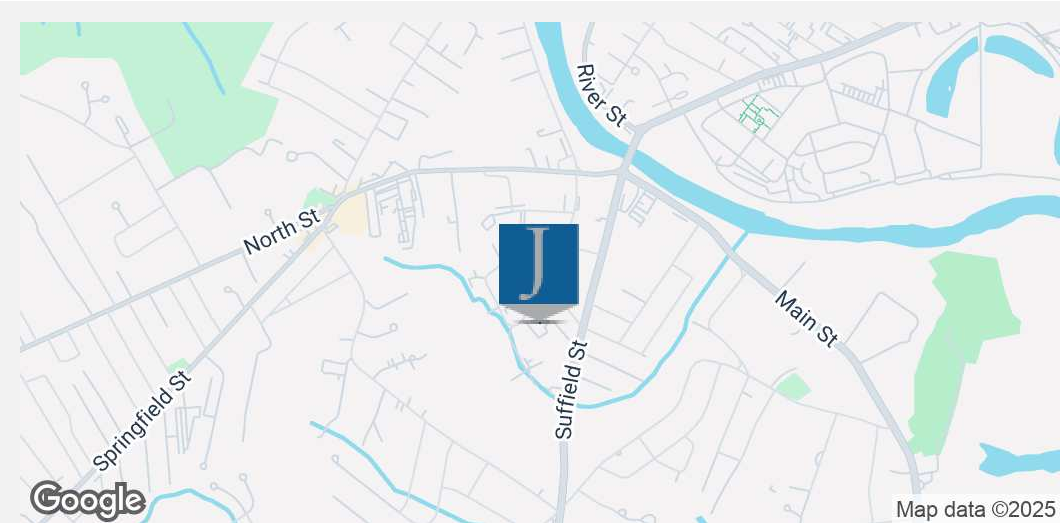
**JENNINGS-RE.COM**



# AGAWAM FLEX SPACE

71 Ramah Cir South Agawam, MA 01001

## Executive Summary



### OFFERING SUMMARY

Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
Building Size:	12,288 SF
Available SF:	1,600, 4,800 or 6,400 SF
Lot Size:	0.98 Acres
Number of Units:	4
Year Built:	1960
Zoning:	IA

### PROPERTY OVERVIEW

Two vacant spaces are available on Ramah Circle in Agawam, offering a total of 6,400 square feet of flexible leasable space. The unit closest to the street spans approximately 4,800 square feet, while an additional 1,600 square foot unit can be leased either separately or combined with the larger space. Both units feature a 12x12' overhead grade-level door and ceiling heights ranging from 13' to 16'. The front unit includes approximately 1,200 square feet of office space and 3,600 square feet of flex space. This building is ideally situated with easy access to Routes 5 and 57, as well as Interstate 91, making it a convenient and strategic location for your business.

### PROPERTY HIGHLIGHTS

**UP TO 6,400 SQUARE FEET OF FLEX SPACE THAT CAN BE SUBDIVIDED**

**TWO 12'X12' GRADE LEVEL DRIVE IN DOORS**

**13'-16' CEILING HEIGHTS**

**CLOSE PROXIMITY TO THE HIGHWAY SYSTEM**

Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

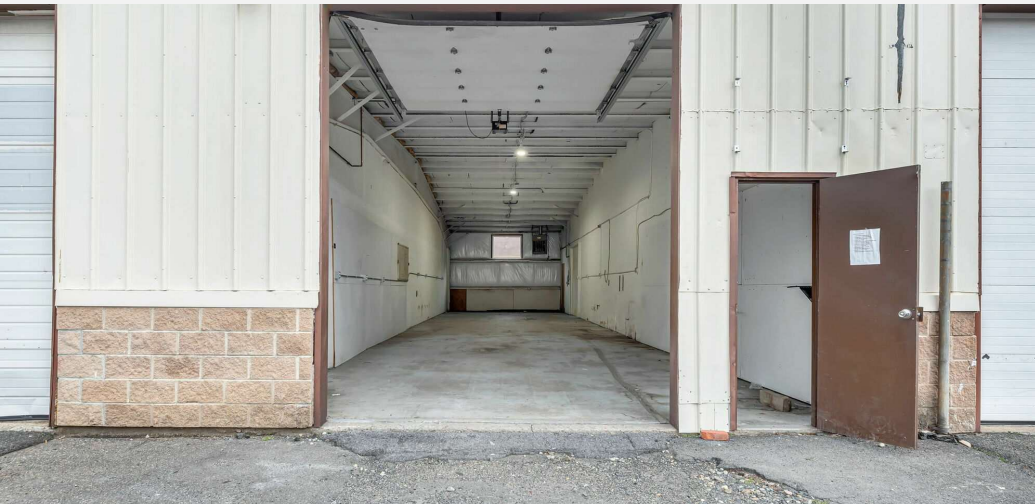
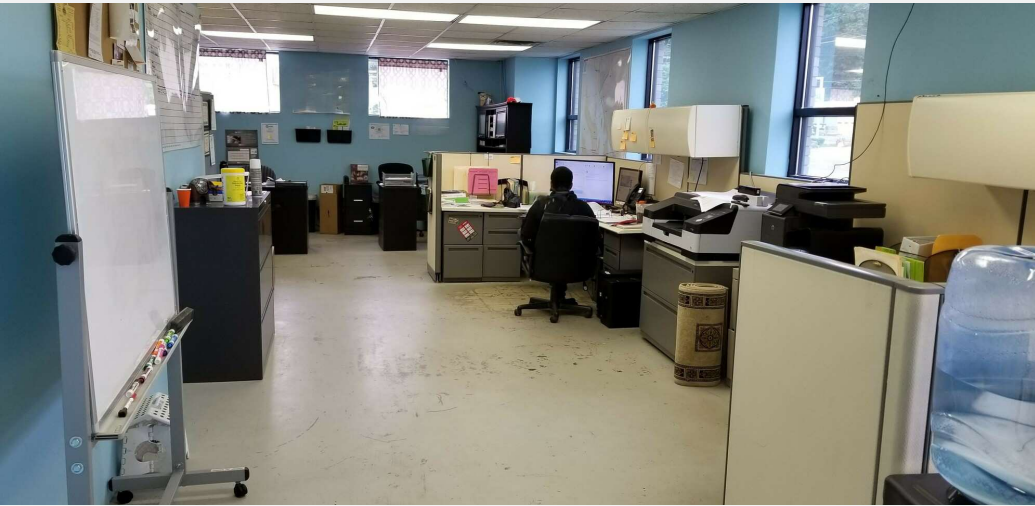
[jennings-re.com](http://jennings-re.com)

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.

# AGAWAM FLEX SPACE

71 Ramah Cir South Agawam, MA 01001

## Additional Photos



Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.



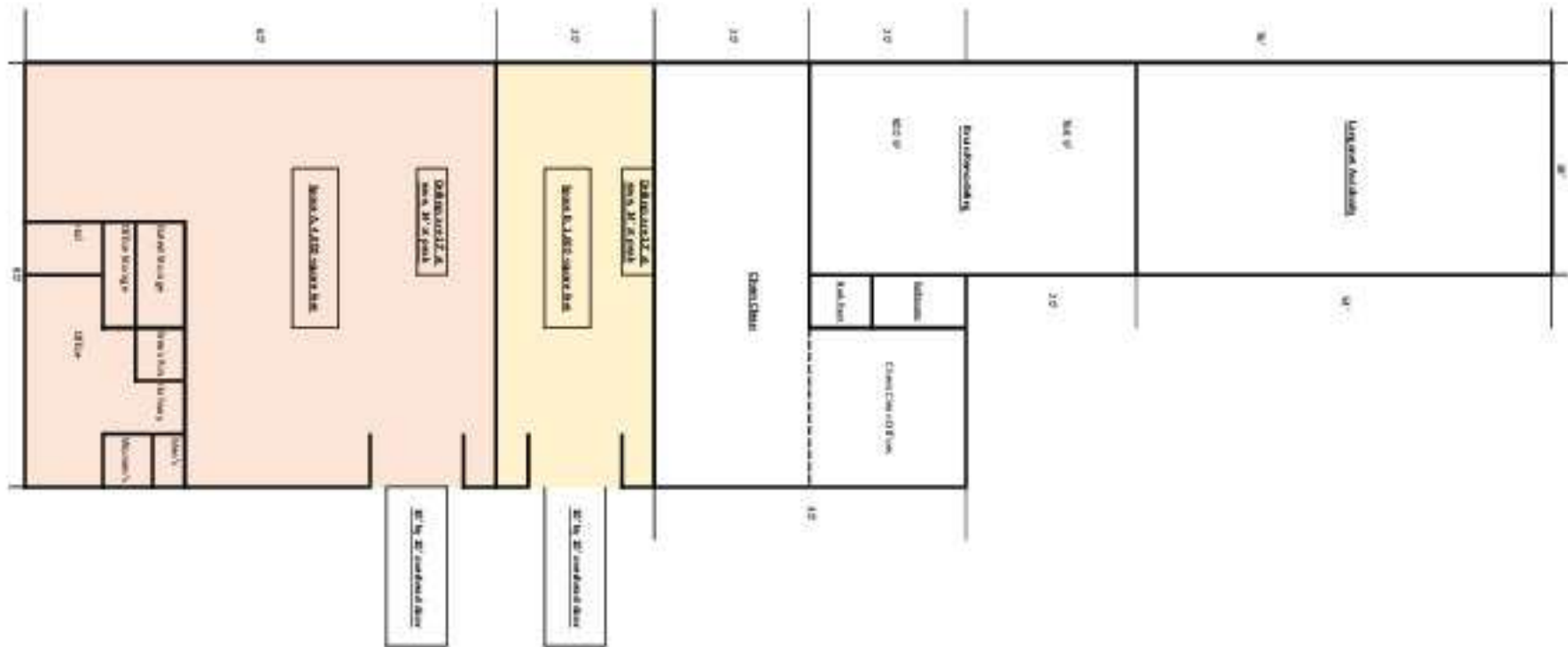
73 Chestnut Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

# AGAWAM FLEX SPACE

71 Ramah Cir South Agawam, MA 01001

Floor Plan



Presented By:

**Kevin Jennings**

413.731.7770

kevin@jennings-re.com

**Jonathan Little**

413.731.7770 x102

jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)

The information herein is from sources deemed reliable but no warranty of representation is made to the accuracy thereof. Offering is subject to errors and omissions as well as prior sale, change or withdrawal without notice.



J



73 Chestnut Street Springfield, MA 01103

[jennings-re.com](http://jennings-re.com)