



Modern Westfield Industrial Facility

184 FALCON DRIVE

Westfield, MA 01085

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770

jonathan@jennings-re.com



280 Bridge Street Springfield, MA 01103

JENNINGS-RE.COM

MODERN WESTFIELD INDUSTRIAL FACILITY

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$9.85 SF/yr (NNN)
Building Size:	16,224 SF
Available SF:	16,224 SF
Lot Size:	2.122 Acres
Year Built:	1988
Renovated:	2016
Zoning:	Business B

PROPERTY OVERVIEW

This modern 16,224-square-foot industrial facility in Westfield offers flexible space ideal for a number of industrial operations. Built in 1988 and fully renovated in 2016, the facility is climate controlled with ceiling heights ranging from 18'6" up to 22'6". The building is supported by a 600-amp, 480V, 3-phase electrical service and includes two operating crane ways, at 7.5-ton and 3-ton capacities. Loading is efficient with a 14'-grade-level door and a dock-height door.

Set on 2.1 acres, the site provides a large, level outdoor storage area and is conveniently located on a quiet dead-end street just five minutes from Exit 41 of the Massachusetts Turnpike. This is a rare opportunity to lease a high-capacity, well-located industrial building in the Greater Springfield market.

PROPERTY HIGHLIGHTS

16,224 SF OF MODERN CONDITIONED MANUFACTURING/WAREHOUSE BUILDING

2.1 ACRE PARCEL WITH EXISTING LARGE LEVEL OUTDOOR STORAGE AREA

5 MINUTE DRIVE TO EXIT 41 ON THE MASSACHUSETTS TURNPIKE

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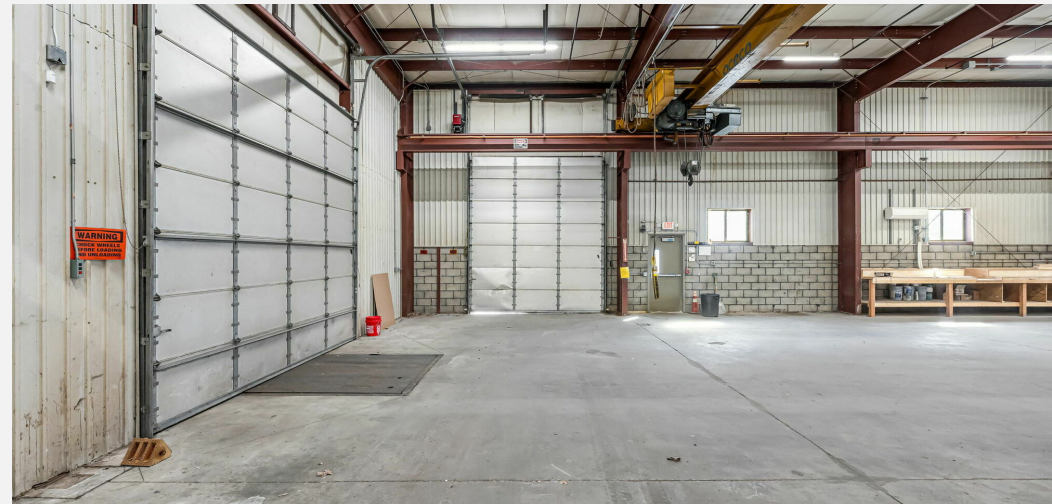
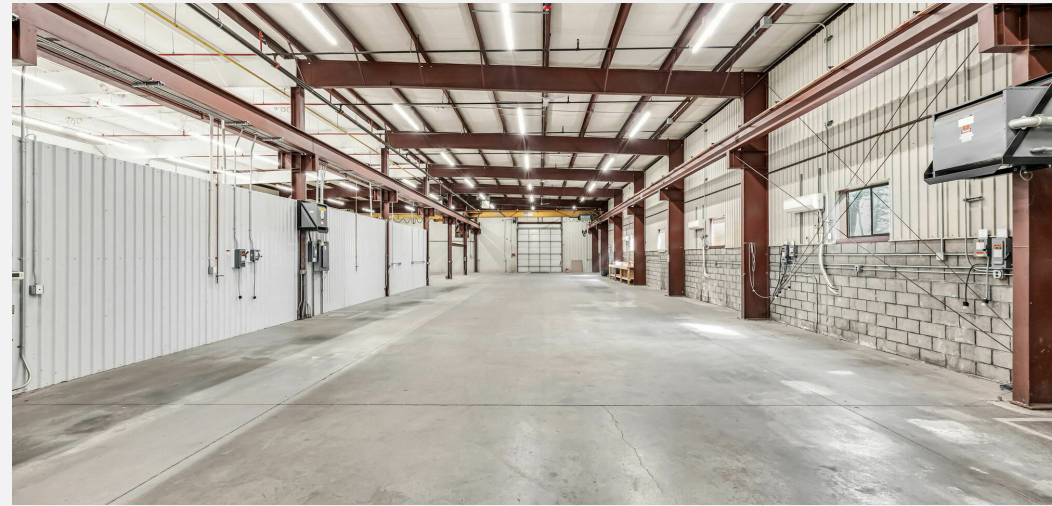
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Manufacturing/Warehouse



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Exterior & Office



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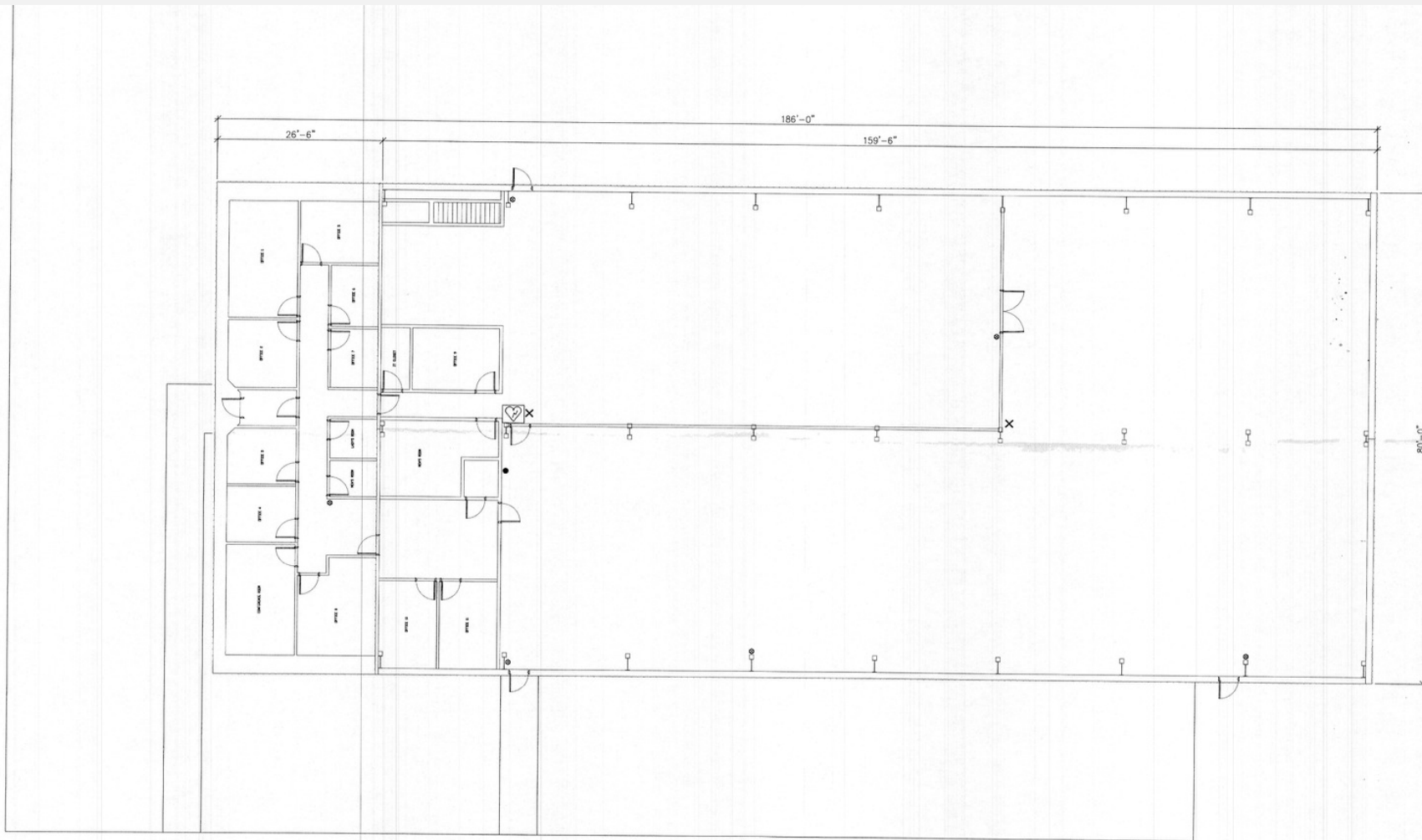
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Floor Plan



REVISION DESCRIPTION	PROJECT	DWG TITLE
		OFFICE LAYOUT - PLAN VIEW

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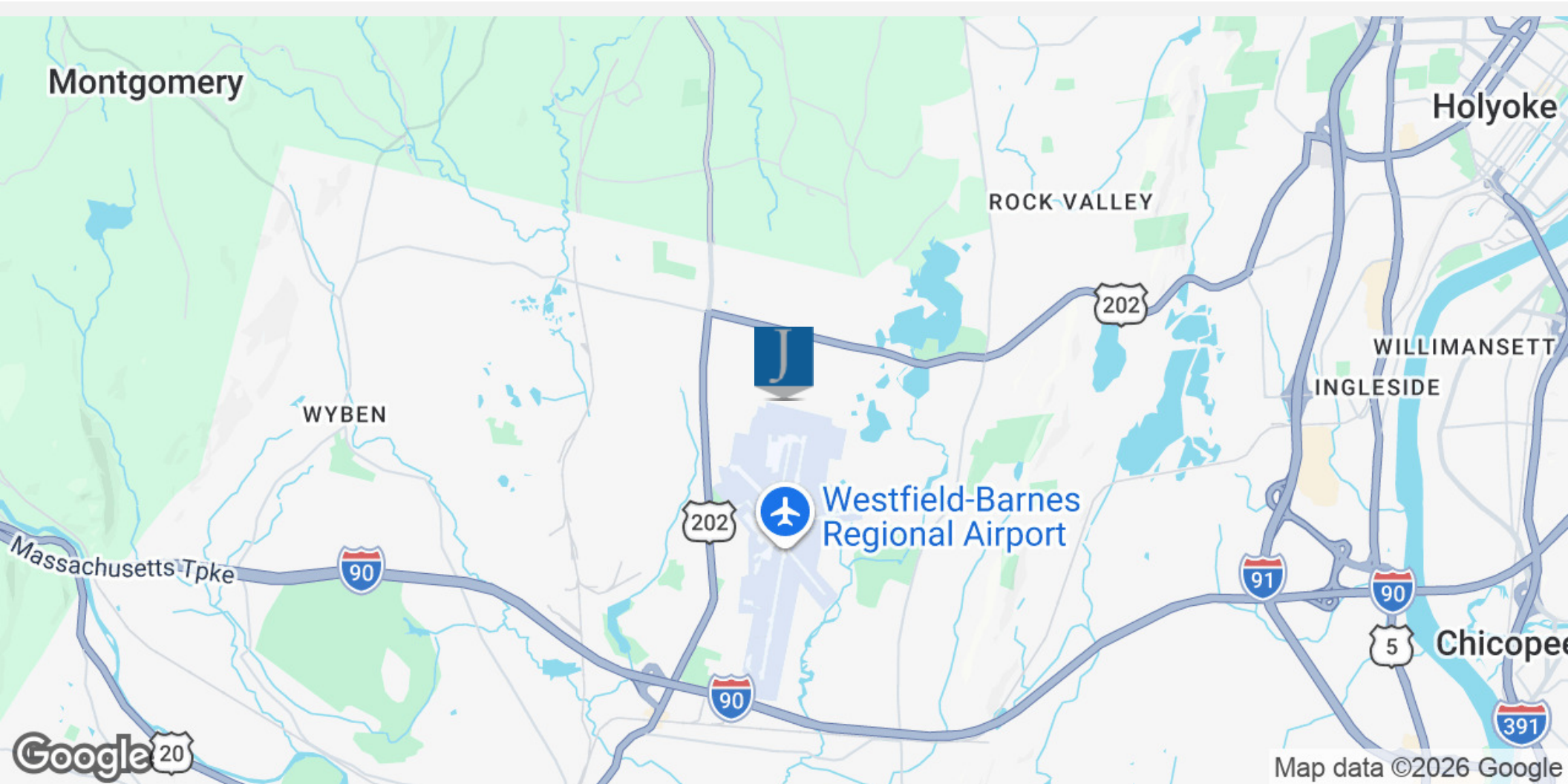
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Location Map



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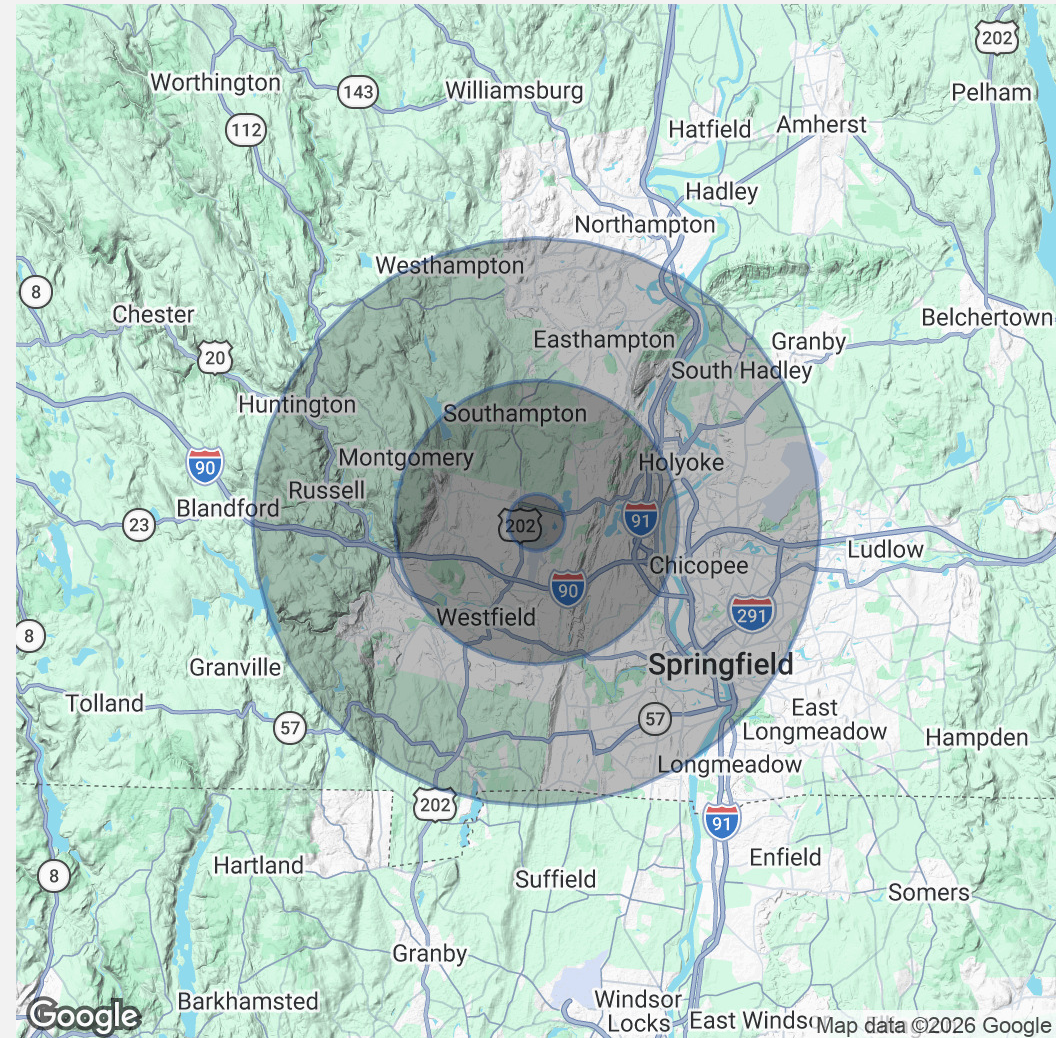
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	786	66,765	342,974
Average Age	45	44	41
Average Age (Male)	43	42	40
Average Age (Female)	46	45	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	301	27,833	138,296
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$109,367	\$102,116	\$88,879
Average House Value	\$335,694	\$343,597	\$325,146

Demographics data derived from AlphaMap



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J



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