

# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

**For Sale or For Lease**

*152,933SF, sub-dividable*

[Ctrl-Click: Matterport 3D VIRTUAL TOUR](#)



26GSears LLC, Member Sandeep Gupta, [SGUPTA138@gmail.com](mailto:SGUPTA138@gmail.com), 408 888 9082

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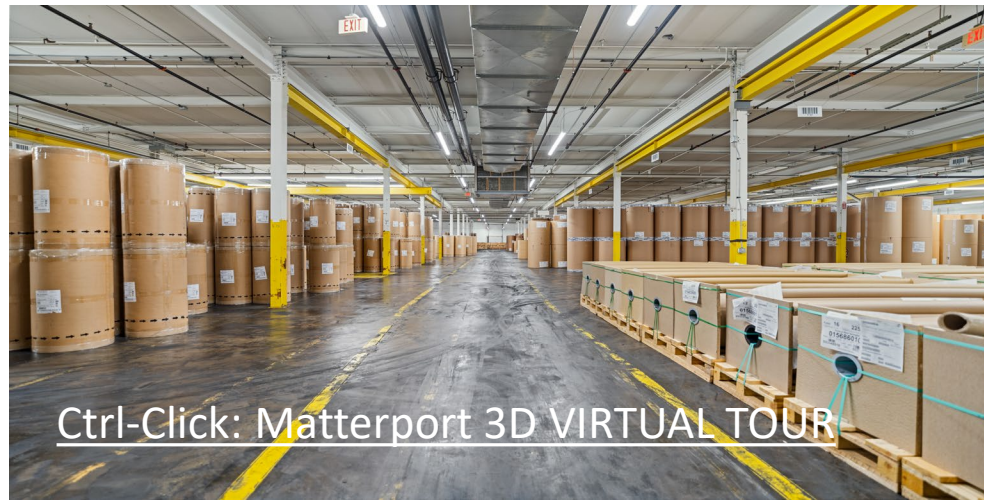
# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

**For Sale Or For Lease**

*Property Details*

- Outstanding location close to Hwy, downtown, city center.
- 15 docks, 2 drive-ins
  - 4 railroad docks, 321' on west side
  - 11 more docks, 4 at an angle
  - Large 16x24ft drive-in @Baldwin St
- Total interior space 152,933SF
  - ~135,513SF 1<sup>st</sup> Floor, sub-dividable ~71,000SF (26Ft ceiling) includes 6000SF office, ~64,500SF (20-23)Ft ceiling.
  - ~17,420SF of 2<sup>nd</sup> Floor Mezzanine in ~15,680 & ~1740SF sections
- 3.8 Acre lot, 20 parking + street parking



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*Property Details Contd.*

- 6,369SF office space spread in 3 different areas
- CSX rail with spur next to the 64,500SF section with 4 docks on 321' West Side
- Sprinklered, 24Ft column spacing.
- **3000A/3Phase 480V, 1.5MW power available; 4 ext. levelers**
- 1952 built, upgraded over last 20 years including angled docks, security, HVAC.
- Roof (TPO, 2007). RUL till ~2032, no leaks. [ROOF A SIGNIFICANT ASSET FOR MA SMART SOLAR ROOF PROGRAM](#)



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# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

**For Sale Or For Lease**

*Pricing*

- **For Sale (CALL FOR PRICING)**
  - .....
- **For Lease, Entire Main Level Space**
  - 135,513 SF at \$5.5/SF + NNN**OR SUBDIVIDE MAIN LEVEL SPACE**
  - 64,500 SF at \$6/SF + NNN
  - 71,000 SF at \$6/SF + NNN
- **For Lease, 2<sup>nd</sup> Floor 17,420SF Space**
  - 15,680 + 1740SF at \$2.5/SF
- Single Tenancy 152,933SF @ \$5.16/SF
- Low Current NNN \$1.2/SF (Taxes ~\$105K, Ins. ~\$33K, R&M \$30,000)



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*Lease Comparables*

Sign Date	Start Date	Address	City	SF Leased	Rent/SF/Yr	Services	Rent Type	Tenant	Move-in Date	Submarket
Jul 2023	Sep 2023	<u>330 Stone Rd</u>	Windsor	71,426	\$7.95	NNN	Asking	Keystone Automotive Operations, Inc.	Sep 2023	Windsor
Oct 2023	Nov 2023	<u>53 Manning Rd</u>	Enfield	100,000	\$5.00	IG	Asking		Nov 2023	Enfield
Nov 2023	Nov 2023	<u>219-239 W Service Rd</u>	Hartford	425,294	\$5.07	NNN	Starting	Sims Limited	Nov 2024	Hartford
Nov 2023	Nov 2023	<u>219-239 W Service Rd</u>	Hartford	425,294	\$5.07	NNN	Starting	Metal Management Aerospace	Nov 2023	Hartford
Jul 2023	Dec 2023	<u>11 Berkshire St</u>	Holyoke	59,000	\$4.50	MG	Asking		Dec 2023	Hampden County
Oct 2023	Mar 2024	<u>53 Manning Rd</u>	Enfield	74,000	\$4.25	IG	Asking	SOLogistics	Mar 2024	Enfield
Jun 2024	Sep 2024	<u>100 Palmer Ave</u>	West Springfield	190,582	\$3.50	NNN	Asking		Sep 2024	Hampden County
Jan 2025	Jan 2025	<u>215 Moody Rd</u>	Enfield	82,000	\$5.75	NNN	Starting		Jun 2025	Enfield
Feb 2025	Feb 2025	<u>25 International Dr</u>	Windsor	57,218	\$9.75		Asking	FABBRICA		East Granby
Oct 2024	Mar 2025	<u>21 Industrial Dr</u>	South Hadley	56,981	\$5.95	NNN	Asking		Mar 2025	Hampshire County
Mar 2025	Sep 2025	<u>1 Better Way</u>	Chicopee	173,247	\$5.25	NNN	Asking	Polar Beverage	Sep 2025	Hampden County

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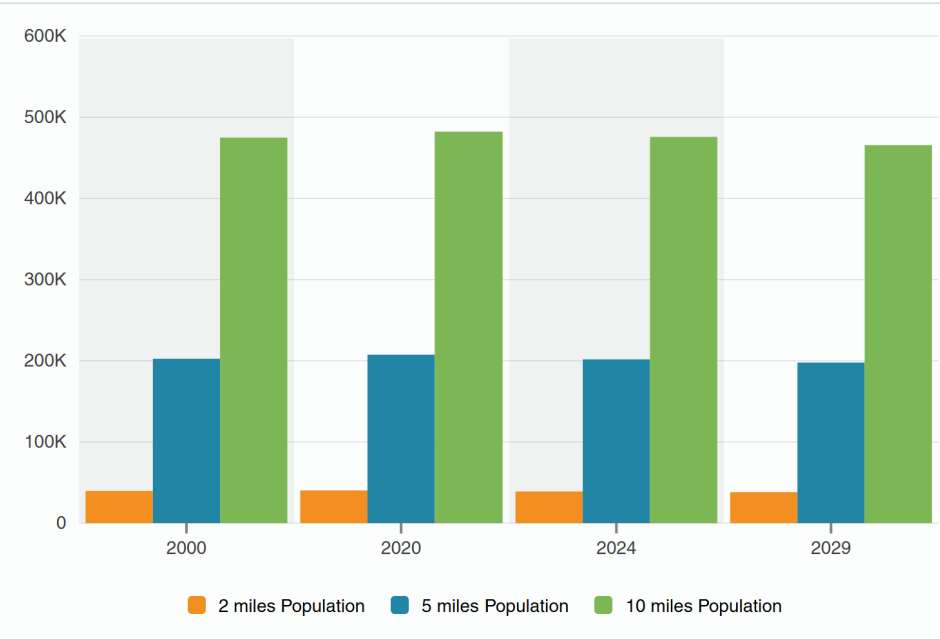
# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

For Sale Or For Lease

*Demographics*

Population



Income

	2 miles	5 miles	10 miles
Avg Household Income	\$67,618	\$77,083	\$86,950
Median Household Income	\$44,961	\$53,747	\$64,043
< \$25,000	5,522	22,164	41,507
\$25,000 - 50,000	3,416	15,670	35,334
\$50,000 - 75,000	2,575	11,949	30,607
\$75,000 - 100,000	1,383	8,304	21,502
\$100,000 - 125,000	1,330	7,397	18,750
\$125,000 - 150,000	700	4,148	11,727
\$150,000 - 200,000	803	4,588	12,975
\$200,000+	805	5,018	14,890

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# INDUSTRIAL WAREHOUSE/MANUFACTURING

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*71,000SF(24Ft high) photos*



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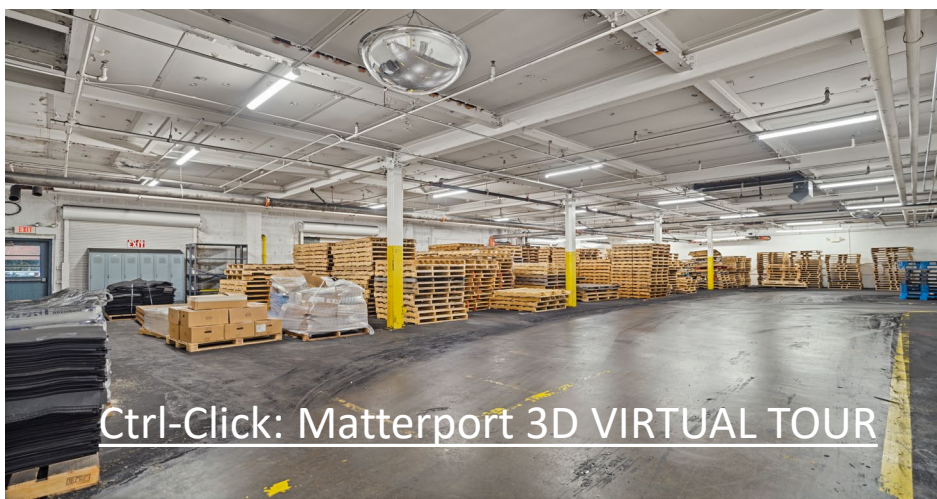
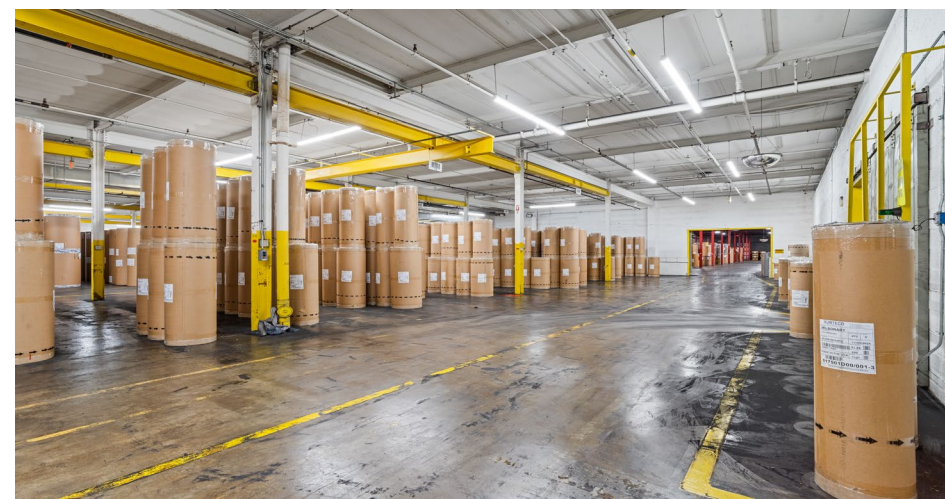
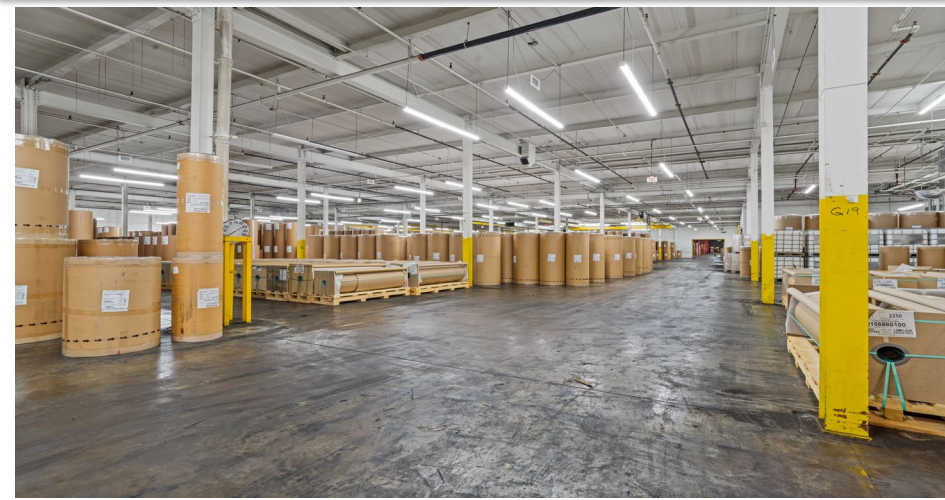


# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

**For Sale Or For Lease**

*64,500SF(19Ft high) photos*



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# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

**For Sale Or For Lease**

*Street & Railroad Docks*



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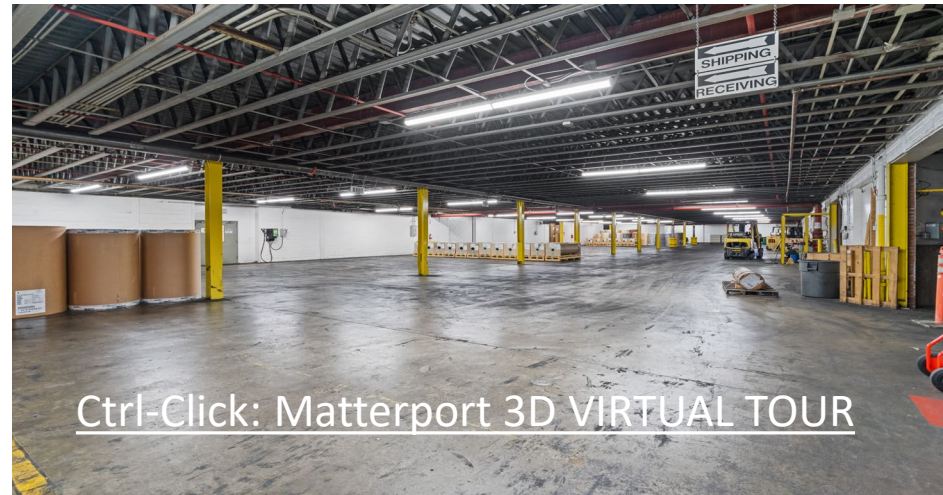
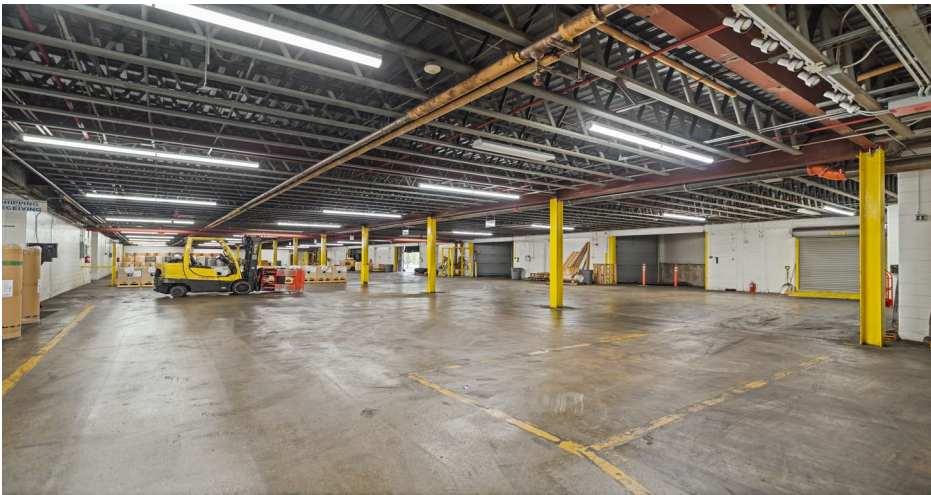


# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

**For Sale Or For Lease**

*Office & Shipping/Receiving*



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# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

**For Sale Or For Lease**

*Mezzanine, Other Photos*



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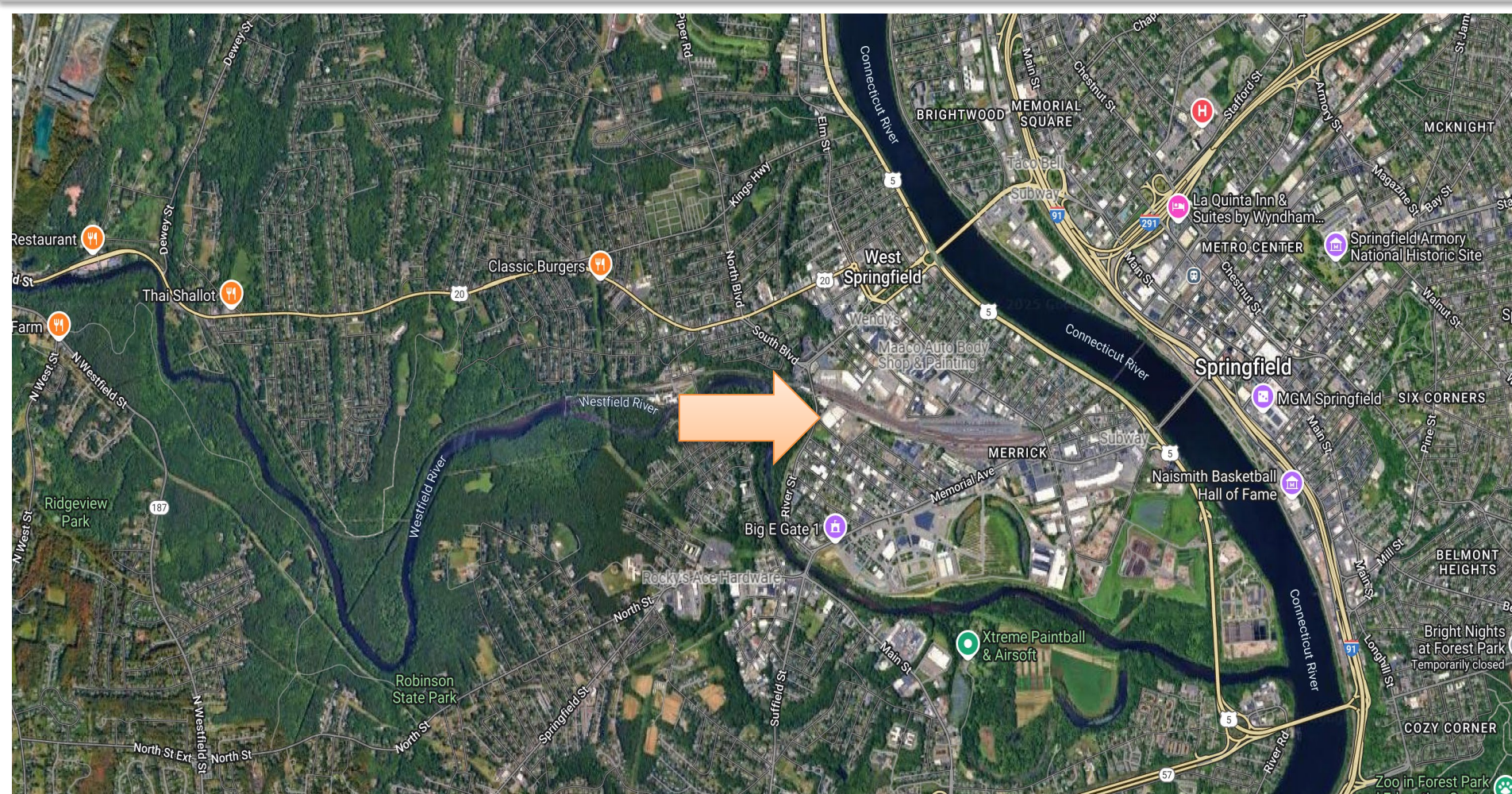


# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

For Sale Or For Lease

*Location in City*



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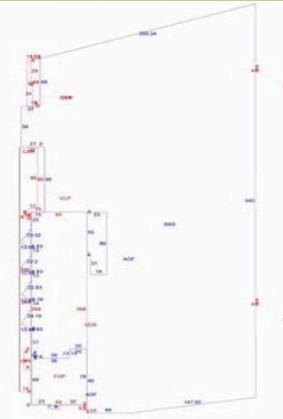
# INDUSTRIAL WAREHOUSE/MANUFACTURING

26 Sears Way, West Springfield MA

For Sale Or For Lease

Property Card

Property Location 26 SEARS WAY		Account # 471-02950-05-001		Map ID 471/ 2950/ 5/ /		Bldg Name		State Use 3160																																																																
Vision ID 9150				Bldg # 1		Sec # 1 of 1		Card # 1 of 1																																																																
CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)																																																																			
Element	Cd	Description			Element	Cd	Description																																																																	
Style:	48	Warehouse																																																																						
Model	96	Industrial																																																																						
Grade	02	Fair																																																																						
Stories:	2																																																																							
Occupancy	1.00																																																																							
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Exterior Wall 2																																																																								
Roof Structure	01	Flat																																																																						
Roof Cover	04	Tar & Gravel																																																																						
Interior Wall 1	01	Minim/Masonry																																																																						
Interior Wall 2	05	Drywall/Sheet																																																																						
Interior Floor 1	03	Concr-Finished																																																																						
Interior Floor 2	14	Carpet																																																																						
Heating Fuel	03	Gas																																																																						
Heating Type	03	Hot Air-no Duc																																																																						
AC Type	01	None																																																																						
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Baths/Plumbing	02	AVERAGE																																																																						
Ceiling/Wall	00	NONE																																																																						
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value																																																														
SPR1	SPRINKLERS-	B	117.68	0.70	1933		40		0.00	33,000																																																														
RRR	RAILROAD SP	L	250	50.00	1982		25		0.00	3,100																																																														
PAV1	PAVING-ASPH	L	11,800	1.80	1982		25		0.00	5,300																																																														
HLF	HALF BATH	B	4	2000.00	1933		40		0.00	3,200																																																														
XTRF	EXTRA FIXT	B	8	750.00	1933		40		0.00	2,400																																																														
BUILDING SUB-AREA SUMMARY SECTION																																																																								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value																																																																		
AOF	Office	6,369	6,369	6,369	28.80	183,414																																																																		
BAS	First Floor	129,144	129,144	129,144	28.80	3,719,089																																																																		
CAN	Canopy	0	7,056	2,822	11.52	81,268																																																																		
CLP	Loading Platform	0	1,475	443	8.65	12,758																																																																		
FOP	Porch, Open Frame	0	234	59	7.26	1,699																																																																		
STP	Stoop	0	57	9	4.55	259																																																																		
UUS	Upper Story, Unfinished	0	17,420	8,710	14.40	250,831																																																																		



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Neither the Seller nor the Agent nor any of their respective officers, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of this Offering Memorandum/Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum/Marketing Package or its contents. Analysis and verification of the information contained in the Offering Memorandum/Marketing Package is solely the responsibility of the prospective Purchaser/Lessee.

The Seller and/or Seller's Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any individual or entity reviewing this Offering Memorandum/Marketing Package or making an offer to Purchase or Lease the Property, unless and until a Real Estate Purchase Agreement or a Lease Agreement for the Property is executed by the Seller and any conditions to the Buyer'/Lessee's obligations thereunder have been satisfied or waived.

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