



69 NECK RD

WESTFIELD, MA

FOR LEASE | 26,815 SF FREE-STANDING INDUSTRIAL BUILDING ON 5 ACRES

- Flexible, secure storage spaces ranging from 100- 2,000 SF
- Flexible floor plan - multiple high bay sections
- Short-term, as-needed rentals with no long-term commitment
- \$4.50/SF NNN



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Flexible, secure storage spaces ranging from 100–2,000 SF available for short-term, as-needed rentals perfect for equipment, product, and more, with no long-term commitment required
- Total parcel has 42 acres which can be leased separately
- Flexible floor plan – multiple high bay sections
- Recently upgraded lighting, dry sprinklers, and new office HVAC
- On-site 1,000 gallon diesel tank
- Management staff on site
- Outside storage space available for lease for industrial vehicle parking

PROPERTY SPECIFICATIONS

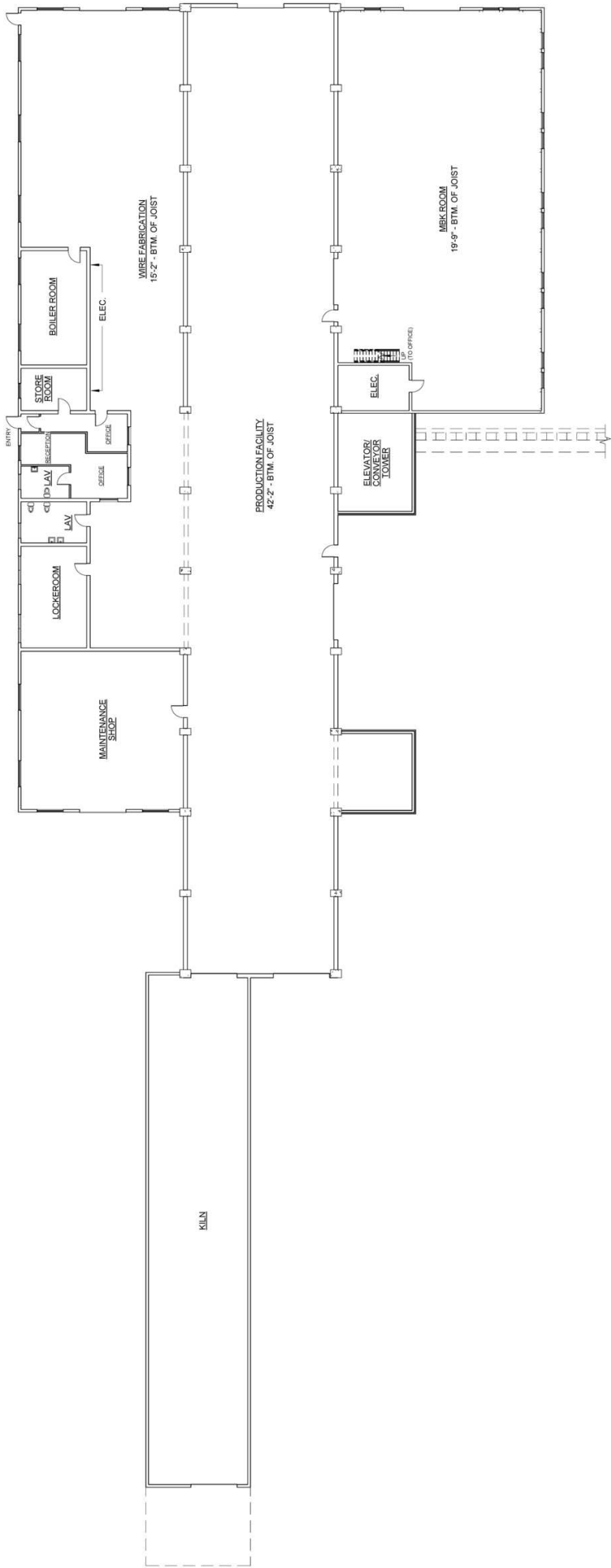
Building Size:	26,815 SF
Available SF:	100 SF – 26,815 SF Subdividable
Office Space:	1,400 SF
Lot Size:	5 Acres

PROPERTY SPECIFICATIONS

Ceiling Height:	15'2" – 42'2"
Drive-Ins:	Seven Total: 12' x 23' 14' x 18' 15' x 18'
Indoor Cranes:	One (1) 15-Ton One (1) 25-Ton
Construction:	Reinforced Concrete
Sprinkler:	Dry System
Utilities:	Gas – Natural Heating – Gas Light – Fluorescent Sewer – City Water – City
Power:	1,600a / 440v / 3p Heavy
Parking:	250 Spaces
Zoning:	Industrial Use Code: 4000
Taxes:	\$0.88/SF (2022)
Lease Rate:	\$4.50/SF NNN

FLOOR PLANS

PARKING



2
A301

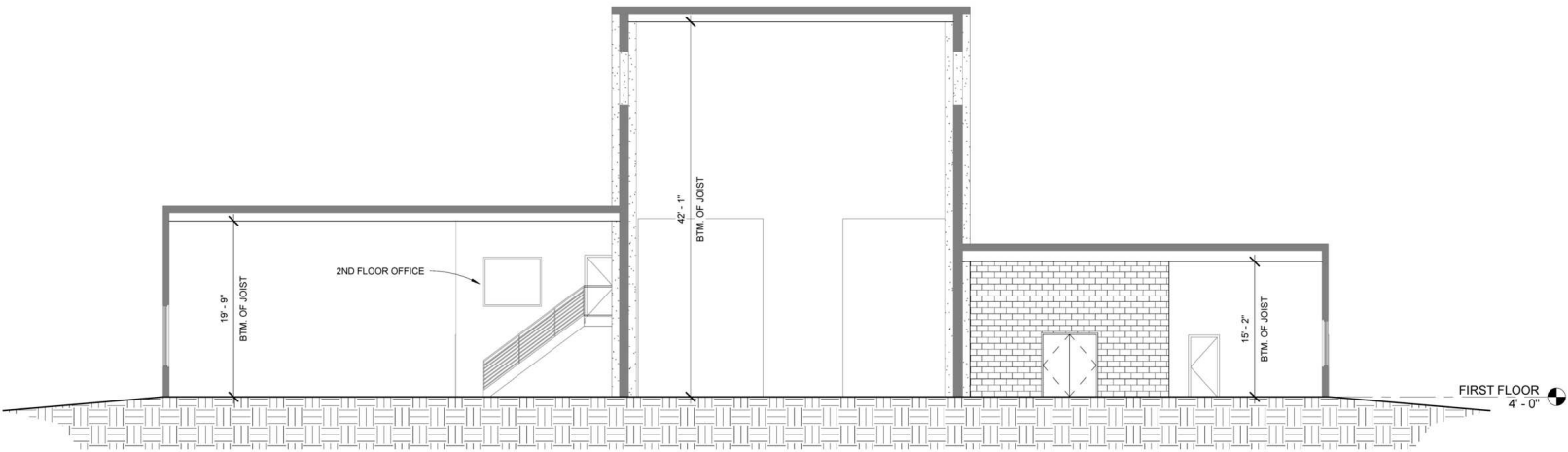
19' - 5"
BTM OF JOIST

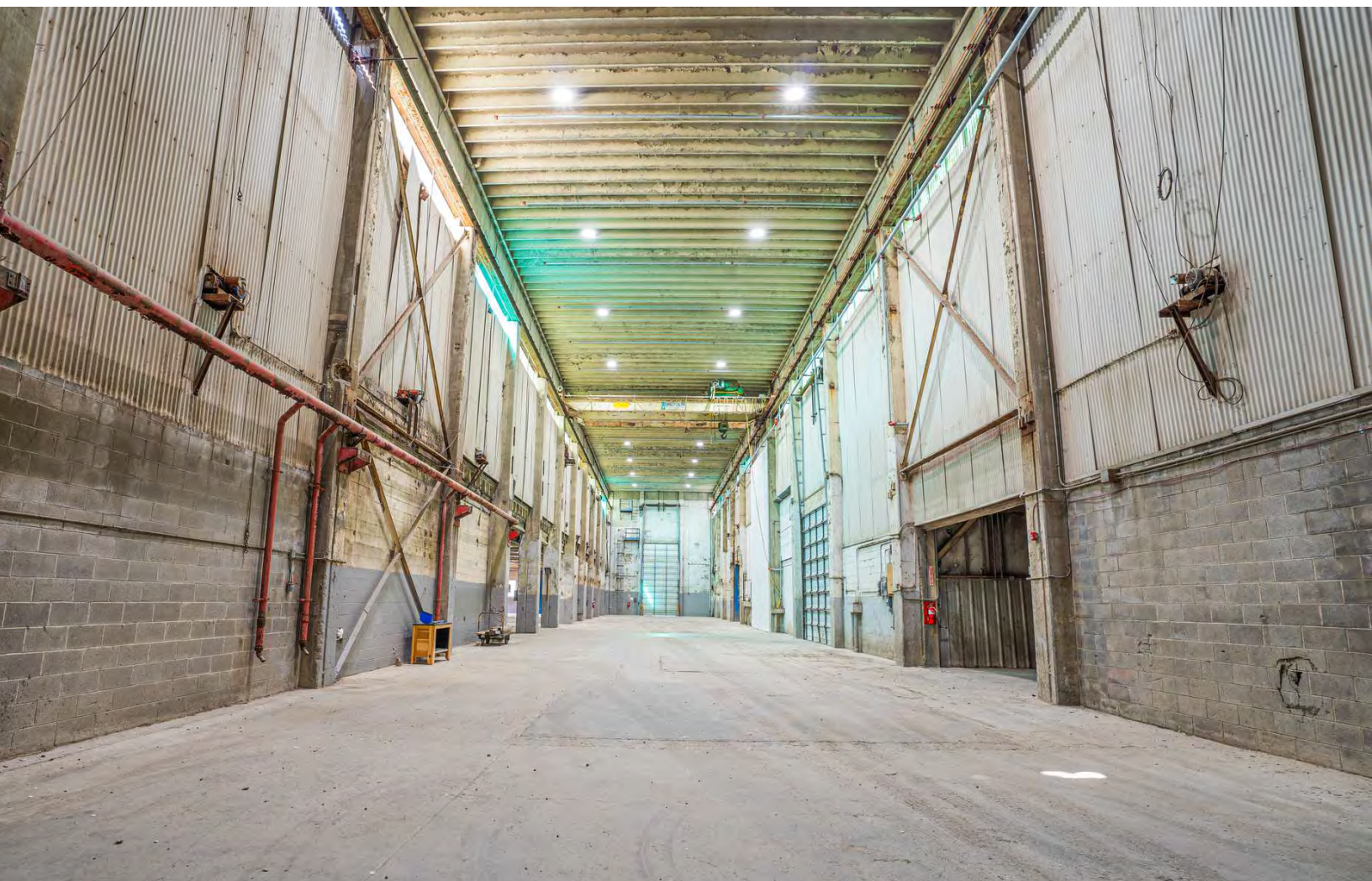
2ND FLOOR OFFICE

42' - 1"
BTM OF JOIST

15' - 2"
BTM OF JOIST

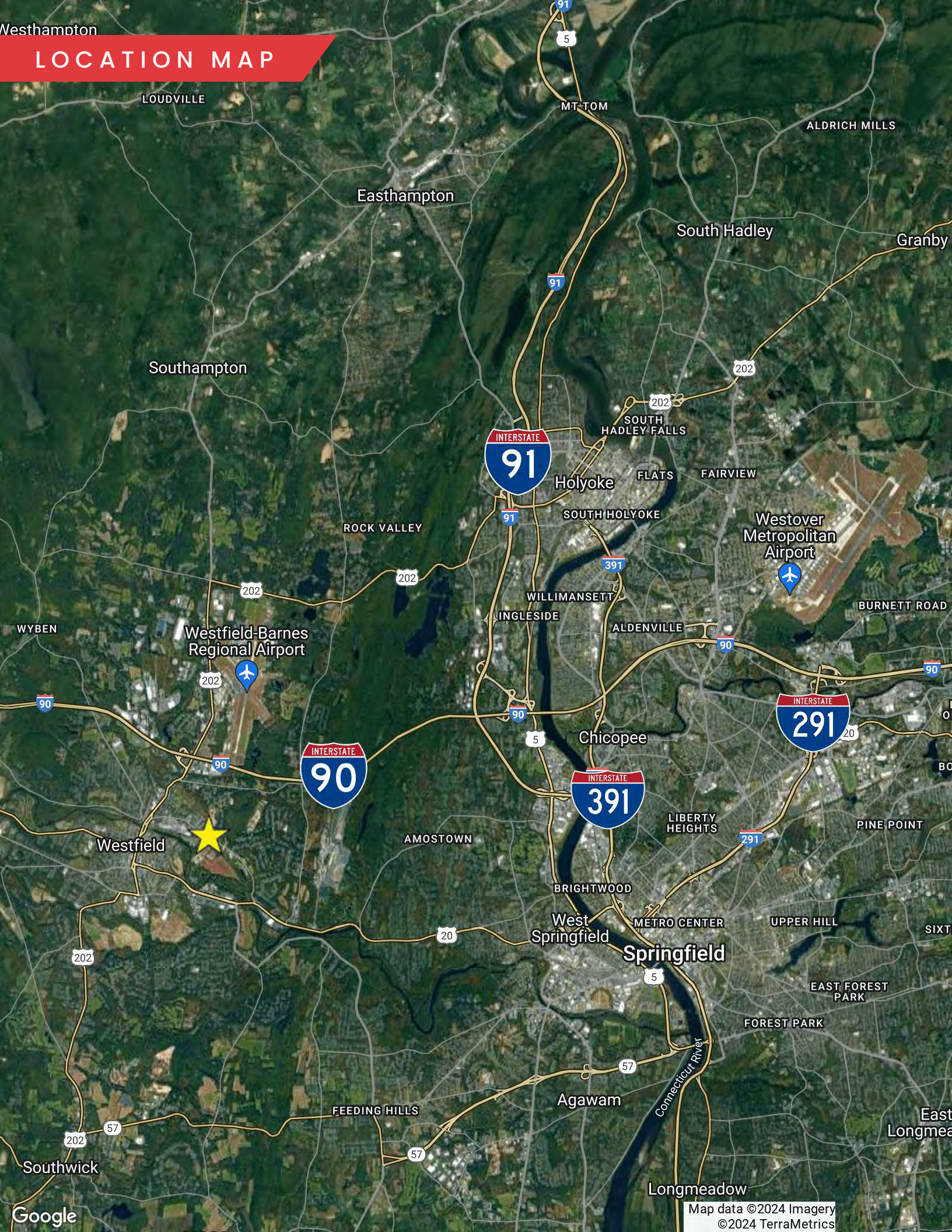
FIRST FLOOR
4' - 0"







LOCATION MAP



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