



COMMERCIAL

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FOR SALE

115 Wayside Ave, West Springfield, MA 01089

7,572± SF INDUSTRIAL BUILDING

INVESTMENT SALE PRICE: \$900,000 | NOI: \$62,961

HIGHLIGHTS

- 7,572± SF Industrial Building located in Industrial Park
- 100% Leased - NN
- 6 Years Remaining on Current Lease
- 1 Drive-in Door
- Net Operating Income (NOI):
 - \$62,961 – Current
 - NOI beginning Nov 1, 2026 will be \$74,904

CONTACTS

Thomas Wilks

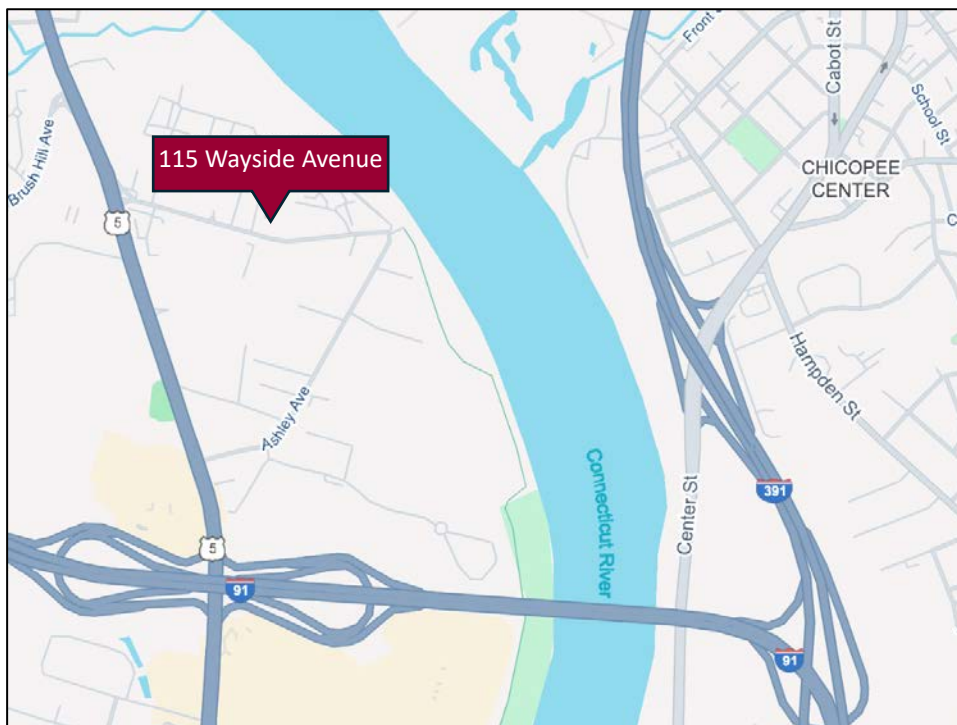
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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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FOR SALE

INVESTMENT SALE PRICE: \$900,000

115 Wayside Ave, West Springfield, MA 01089

7,572± SF INDUSTRIAL BUILDING

BUILDING INFORMATION

GROSS BLDG AREA: 7,572± SF

DRIVE-IN DOORS: 1

CLEAR HEIGHT: 12'

CONSTRUCTION: Steel Frame

ROOF TYPE: Flat Tar & Gravel

YEAR BUILT: 1955

MECHANICAL EQUIPMENT

AIR CONDITIONING: Yes

HEAT: Forced Hot Air

SPRINKLERED: 100%

SITE INFORMATION

SITE AREA: 0.56± acres

ZONING: BB

PARKING: 14± Surface Spaces

SIGNAGE: On-Building

HWY ACCESS: I-91, Exit 10-A

UTILITIES

SEWER: Public

WATER: Public

GAS: Yes

TAXES

ASSESSMENT: \$545,700.00

MILL RATE: 30.28

TAXES: \$16,658.76/year (\$2.20/SF)

NET OPERATING INCOME (NOI):

Current NOI - \$62,961

NOI beginning Nov 1, 2026 - \$74,904

NN Leased



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