

# 178 New Bridge Street

## West Springfield, MA 01089



**10,619SF Industrial Building For Sale - \$975,000**

### Property Overview

- ~9,400 SF industrial space
- ~1,250 SF office space
- 0.4-acre lot
- 16-foot clear height - Industrial
- 9-foot clear height office

### Financial Details

- Price: \$975,000
- Price per SF: \$17.28
- Projected NOI: \$70,050
- Cap Rate: 7.2%
- Est. Insurance: \$7,450
- Est. Taxes: \$24,000
- Est. Other: \$5,000
- Pro Forma Income: \$106,500

FOR MORE INFORMATION PLEASE CONTACT

**Danny Hannnoush**  
Principal  
danny@ddmproperty.com  
M: 413-313-5067

**Jim Bartoes**  
Operations Manager  
jim@ddmproperty.com  
M: 860-748-6169



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