

**32 Char Drive  
Westfield, MA**



## **FOR SALE OR LEASE**

Colebrook Realty Services, Inc. is pleased to represent the property owner as exclusive agent in offering for sale or lease an approximately 9,150 SF office/R&D building on 30,498 SF of land. This well maintained property features close proximity to I-90/I-91, recent upgrades to Char Drive and a great owner/user or investor opportunity. Adjoining 15,300 SF warehouse building also available for Purchase.

Building Area:	9,150 square feet
Land Area:	30,659 square feet
Year Built:	1990
Construction:	Block/Metal
Roof:	Metal standing seam
Heating:	Gas
Electricity:	200 AMP
Air Conditioning:	Yes - Office area only
Sprinklers:	Yes
Overhead Door:	One (1)
Parking:	Approximately 40 spaces
Water/Sewer:	City of Westfield
Real Estate Taxes:	FY 2017 \$14,639.18
Zoning:	Business B



Please contact **Mitch Bolotin** for additional information or to arrange a tour.



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