



120 TAPLEY ST

SPRINGFIELD, MA

FOR SALE OR LEASE | 14,000 - 38,500 SF FLEX BUILDING ON 1.52 ACRES

DAVID STUBBLEBINE	857.362.0101	david@stubblebinecompany.com
JAMES STUBBLEBINE	857.362.0102	james@stubblebinecompany.com
DANNY CRUZ	978.305.0473	danny@stubblebinecompany.com
DAVID BERMAN	413.636.9055	dberman@stubblebinecompany.com



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

38,500 SF Flex Building on 1.52 Acres for Sale or Lease
Subdivision for lease to 14,000 SF

LOCATION DESCRIPTION

Half mile to I-291, 2.5 miles to I-91, and 3 miles to I-90

PROPERTY HIGHLIGHTS

- Multiple Loading Options
- Industrial Zoning with many allowed uses
- Over 17' Clear Height
- Showroom and offices
- Major highway accessibility including: I-291, I-391, I-91 and I-9

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	55,912	106,273	192,293
Total Population	135,757	254,526	468,046
Average HH Income	\$50,437	\$61,611	\$75,029

OFFERING SUMMARY

Year Built:	1954
Building Size:	38,500 SF
Available SF:	14,000 SF - 38,500 SF
Lot Size:	1.52 AC
Loading:	One (1) Drive-in (14'x10') One (1) Tailboard (9'x10')
Zoning:	Industrial 2
Water/Sewer:	Municipal
Heating Fuel:	Natural Gas
Sprinkler:	Fully - Wet System
Clear Height:	Warehouse - 17' 8" Office/Showroom - 12' 5"
Exterior Wall:	Brick Veneer
HVAC:	Warehouse - Heating Showroom - Central AC
Lease Rate:	MARKET
Sale Price:	MARKET

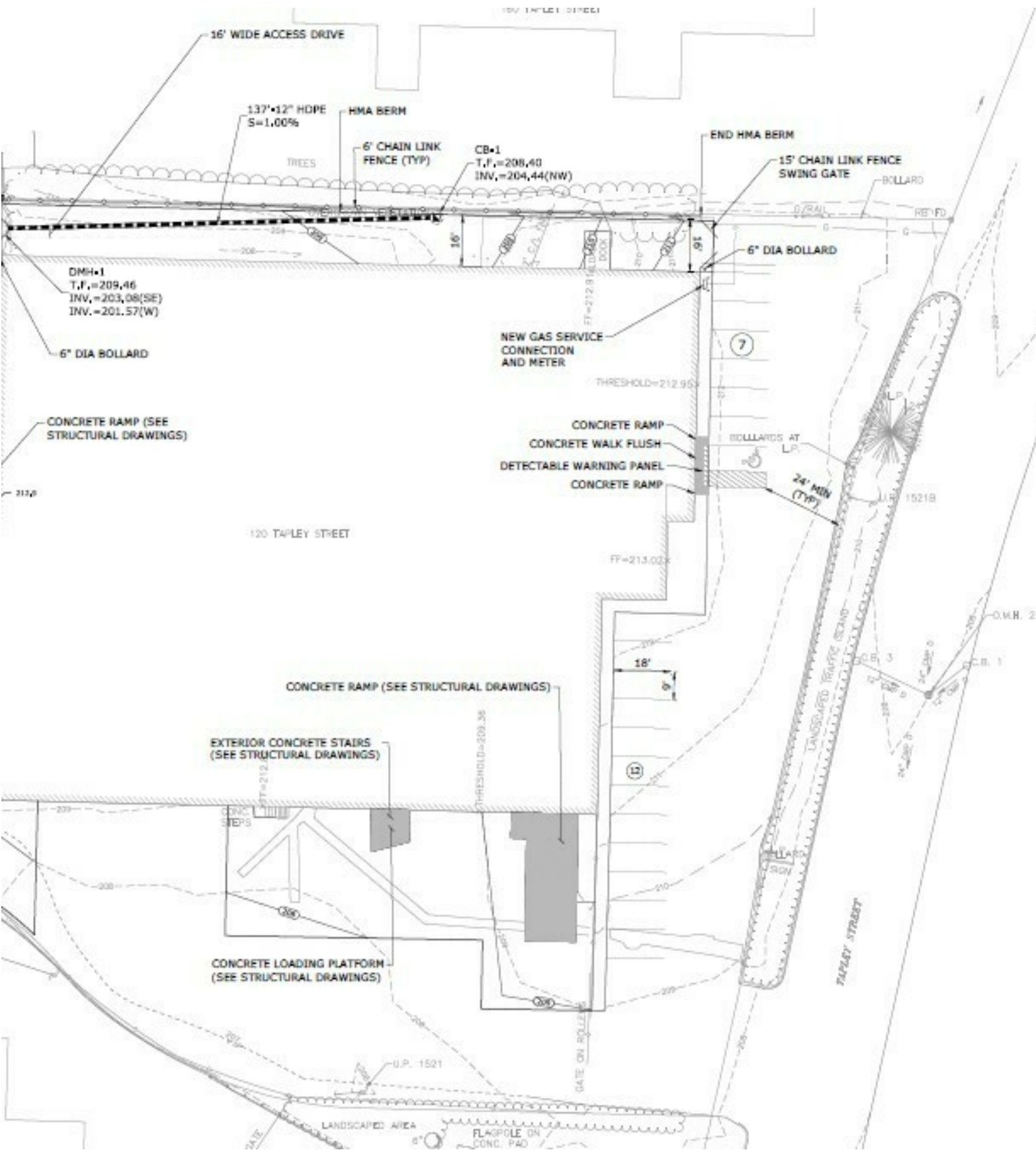
ADDITIONAL PHOTOS

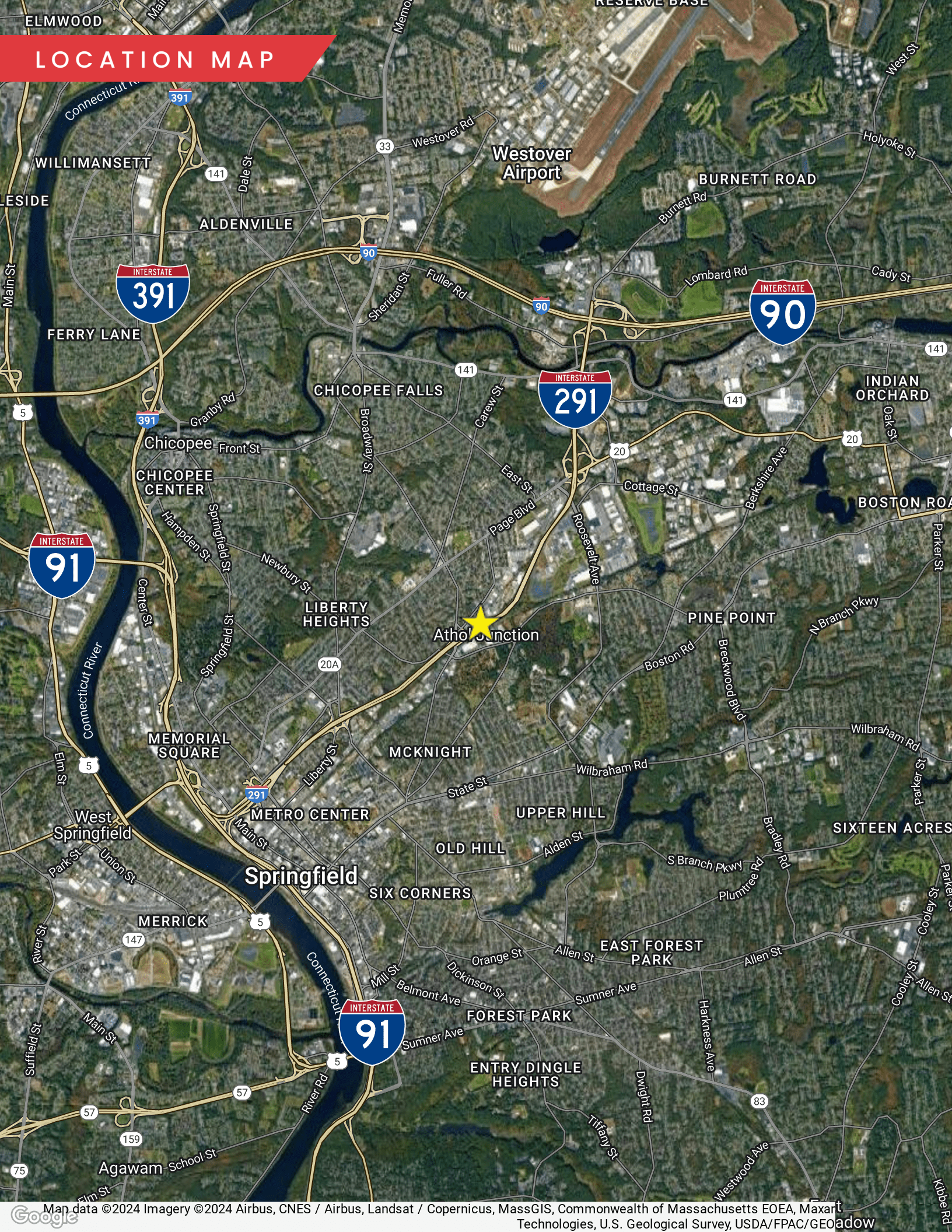


ADDITIONAL PHOTOS



SITE PLANS





LOCATION MAP

ELMWOOD

LOCATION MAP

WILLIMANSETT

Westover Airport

BURNETT ROAD

INTERSTATE 391

INTERSTATE 90

INTERSTATE 291

INTERSTATE 91

CHICOPEE FALLS

INDIAN ORCHARD

CHICOPEE CENTER

Athol Junction

PINE POINT

MEMORIAL SQUARE

MCKNIGHT

West Springfield

METRO CENTER

UPPER HILL

Springfield

OLD HILL

SIXTEEN ACRES

MERRICK

SIX CORNERS

EAST FOREST PARK

INTERSTATE 91

FOREST PARK

ENTRY DINGLE HEIGHTS

Agawam School St

120 TAPLEY ST

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