

82,000 SF

120 River Road | Northampton, MA



82,000 SF Available

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For Sale/Lease

CBRE is pleased to exclusively offer for sale/lease industrial space at 120 River Road in Northampton, Massachusetts.

- + **Total SF:** 82,000 SF
- + **Available SF:** 60,000 SF
- + **Land:** 33.02 acres
- + **Built:** 1970
- + **Loading Docks:** 3
- + **Drive-in Doors:** 3
- + **All Utilities:** Water, Sewer, Gas
- + **Heating:** Gas FHA
- + **Location:** Northampton (Leeds)
- + **Comments:** \$130,000 NOI (~\$60,000 of which is generated from the solar panels)
- + **Lease Rate:** \$3.95/SF NNN
- + **Sale Price:** \$2,870,000 (\$35/SF)

Aerial



Location Map



Contact Us

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