



FOR LEASE

4,900 SF INDUSTRIAL / AUTOMOTIVE SERVICE FACILITY

97 RAMAH CIR S | AGAWAM, MA 01001

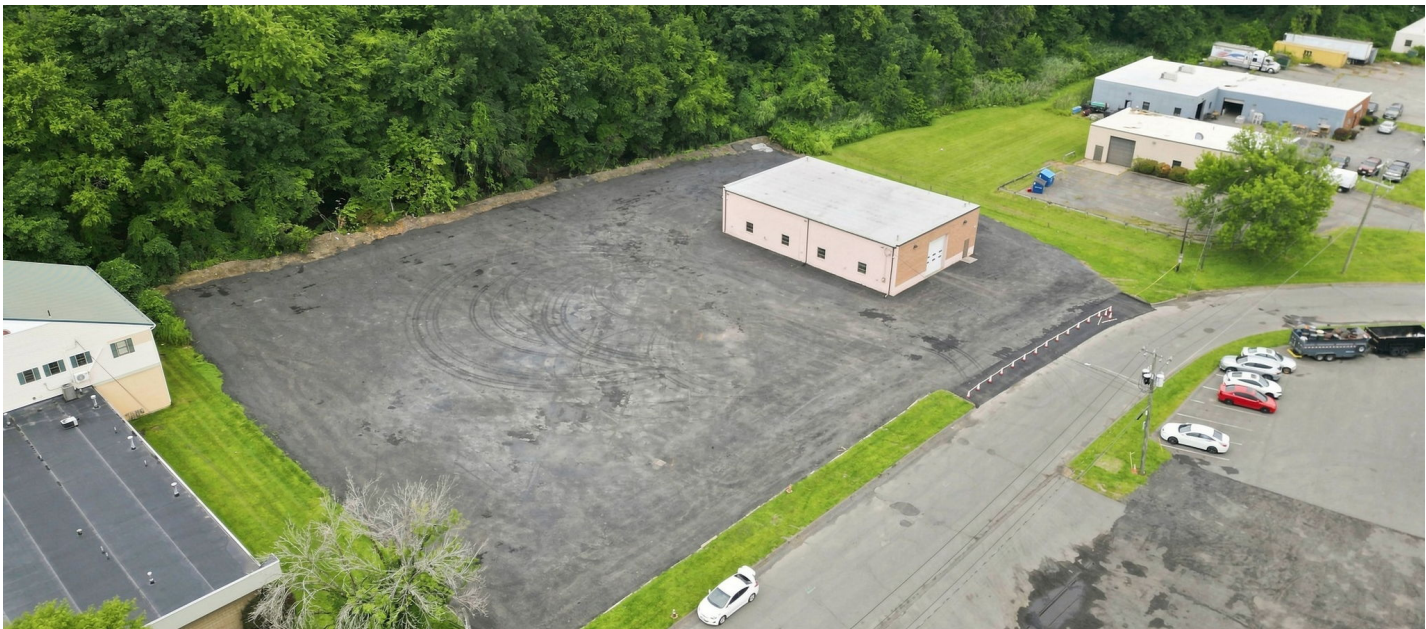
4,900	85' x 50'	18'	2
BUILDING SF	APPROX. SHOP	CEILING HEIGHT	12' x 14' DOORS

TWO LEASE CONFIGURATIONS - CHOOSE THE SPACE THAT FITS YOUR OPERATION

TWO WAYS TO LEASE

The property can be leased with the industrial building and a designated portion of yard, or with the building plus the full approximately 1.45-acre yard offering.

OPTION 1	OPTION 2
SHOP + SOME YARD	SHOP + FULL YARD
4,900 SF building Approx. 85' x 50' shop Designated yard / parking area included A strong fit for operators who need the shop and functional exterior space without leasing the entire yard.	4,900 SF building Approx. 85' x 50' shop Approx. 1.45 acres total yard offering Ideal for truck, trailer, equipment, fleet or contractor users needing maximum outdoor maneuvering and storage area.



Aerial view highlights the substantial exterior area available with the full-yard configuration. Exact leased-yard boundaries and access areas to be established in the lease.

THE SHOP



The 4,900 SF industrial building centers around an approximately 85' x 50' open shop with oversized drive-in access, heavy electrical service and features suited to automotive, truck, diesel, fleet and equipment-service operations.

CEILINGS	Approx. 18' shop ceiling height
DRIVE-IN ACCESS	Two 12' x 14' overhead doors
POWER	400-amp, 3-phase electrical service
SHOP SYSTEMS	Floor drains + oil/water separator
HEAT	Gas-fired shop heat; office baseboard heat
OFFICE	Reception/waiting area, private office + A/C
SUPPORT	Parts room, break room + additional storage
BATHS	2 bathrooms + employee shower
ROOF	Brand-new roof
SECURITY	Security system connected directly to police

LOCATION + IDEAL USES



Located on a cul-de-sac within Agawam's Industrial Agricultural (IA) District, the property offers an industrial setting with room for trucks, trailers and equipment. The exterior surface is compacted asphalt millings.

TRUCK + DIESEL REPAIR	FLEET MAINTENANCE
HEAVY EQUIPMENT SERVICE	AUTOMOTIVE SERVICE
CONTRACTORS	LANDSCAPING + EXCAVATION
EQUIPMENT SERVICE	FABRICATION / INDUSTRIAL

LEASE THE CONFIGURATION THAT WORKS FOR YOUR BUSINESS

SHOP + SOME YARD | SHOP + APPROX. 1.45-ACRE FULL YARD

Contact listing broker for current pricing, exact yard configuration, permitted-use questions and private showings.

APRYL WHITE

The White Team | Coldwell Banker Realty
Licensed in Massachusetts & Connecticut

Former truck-mechanic operation and former Massachusetts Class II Dealer location. Any required license or permit must be independently obtained by tenant. Information is from sources deemed reliable but is not guaranteed. Prospective tenants should independently verify dimensions, acreage, boundaries, zoning, permitted uses, utilities and other information material to occupancy.