



Chicopee Industrial Shop/Flex Spaces

590-628 CENTER STREET

Chicopee, MA 01013

Presented By:

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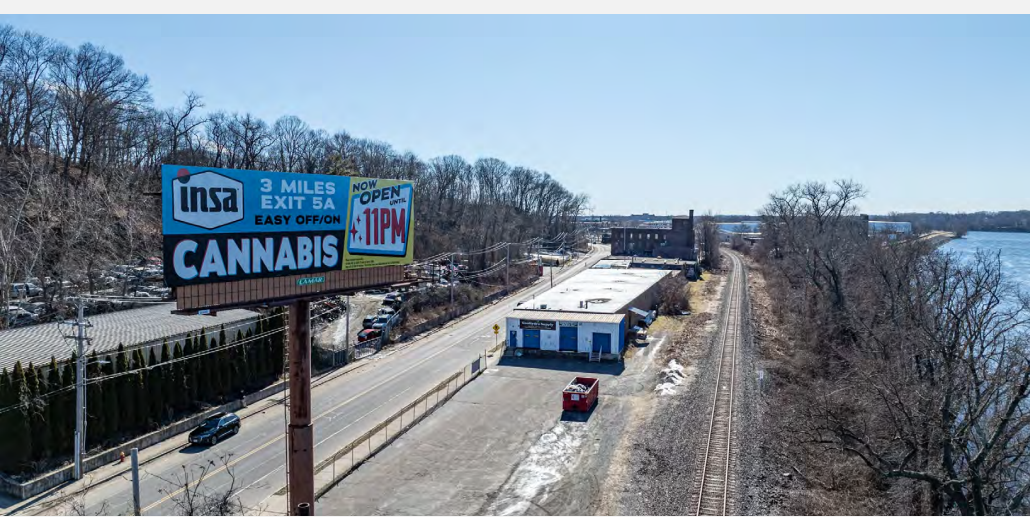
280 Bridge Street Springfield, MA 01103

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,250,000
Lease Rate:	\$5.50 SF/yr (NNN)
Building Size:	55,086 SF
Available SF:	7,542 - 9,500 SF
Lot Size:	1.71 Acres
Zoning:	Industrial

PROPERTY OVERVIEW

There are currently two vacant industrial shop spaces available at the property. The first, at 602 Center Street, is an approximately 9,500 sf unit with a 14x14 drive in door. The space features an open floor plan, and ceiling heights range from 9'2" to 13'7". The second space, at 628 Center Street, is a 7,542 sf unit with four large drive in grade level doors. The space is divided between a front area with the doors and flex space at the rear. Ceiling heights range from 12'6" to 15'6". The spaces could be combined internally to create a single unit of just over 17,000 sf. The property is visible from Interstate 91 and has easy access to the Massachusetts Turnpike, which is approximately 5 miles away. The property is also being offered for sale at \$2,250,000.

PROPERTY HIGHLIGHTS

- 602 Center Street is a 9,500sf shop space with a 14x14 grade level door with an interior dock.
- 628 Center Street is a 7,500sf shop space with 4 large overhead doors with interior docks.
- Two Spaces that can be combined into just over 17,000 square feet.
- Building is visible from Interstate 91 and less than 5 miles to the Massachusetts Turnpike.

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628 Center Street



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602 Center Street



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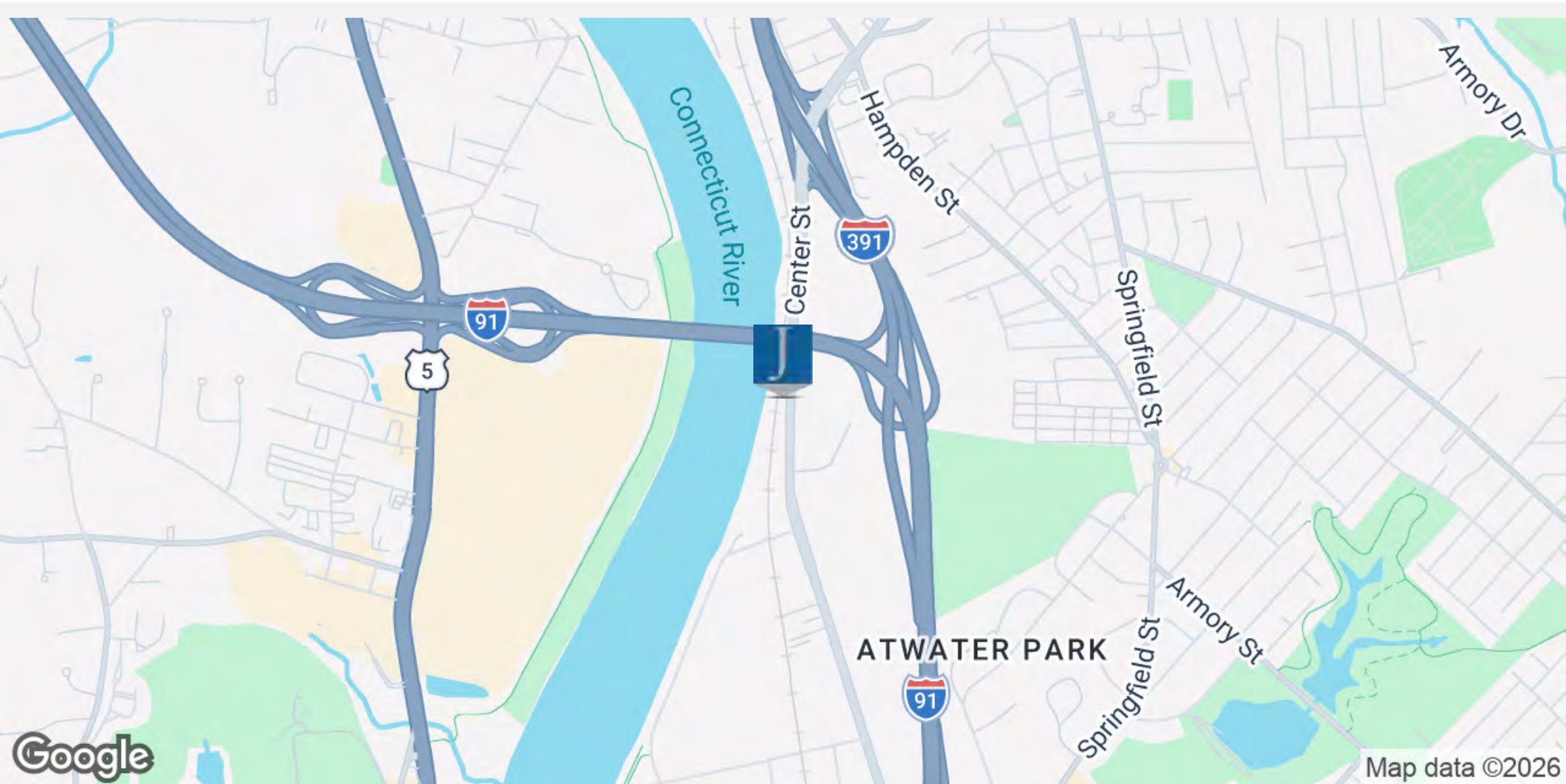
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Location Map



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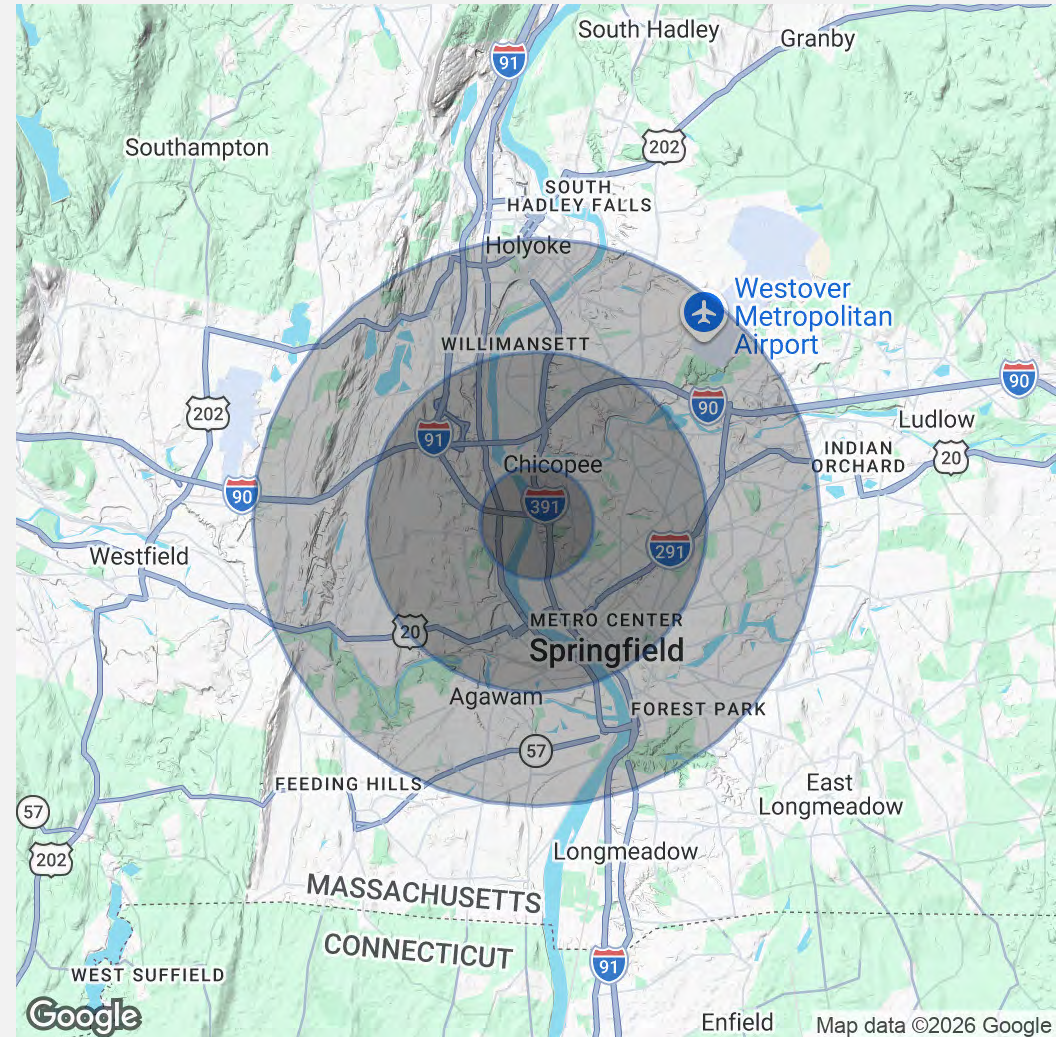
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,509	101,429	231,159
Average Age	33.9	36.3	37.2
Average Age (Male)	31.6	34.4	35.0
Average Age (Female)	35.3	38.1	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,601	44,597	97,367
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$51,959	\$54,276	\$58,138
Average House Value	\$174,802	\$161,468	\$168,617

2020 American Community Survey (ACS)



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