



77 SERVISTAR INDUSTRIAL WAY WESTFIELD, MA

FOR LEASE | 6,650 SF INDUSTRIAL SPACE

- Located in an Established Industrial Park
- One (1) Existing Drive-In
- Ability to Expand Up to 1 AC of Outdoor Storage

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

6,650 SF Industrial Space for Lease
1 AC +/- Total Outdoor Storage

PROPERTY HIGHLIGHTS

- 21' Clear Height
- Ability to Expand Up to 1 AC of Yard Space
- Located 2.5 Miles from the MA Pike
- Enconced in an Established Industrial Park

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,121	21,146	133,519
Total Population	17,410	53,572	310,313
Average HH Income	\$83,661	\$90,056	\$68,141

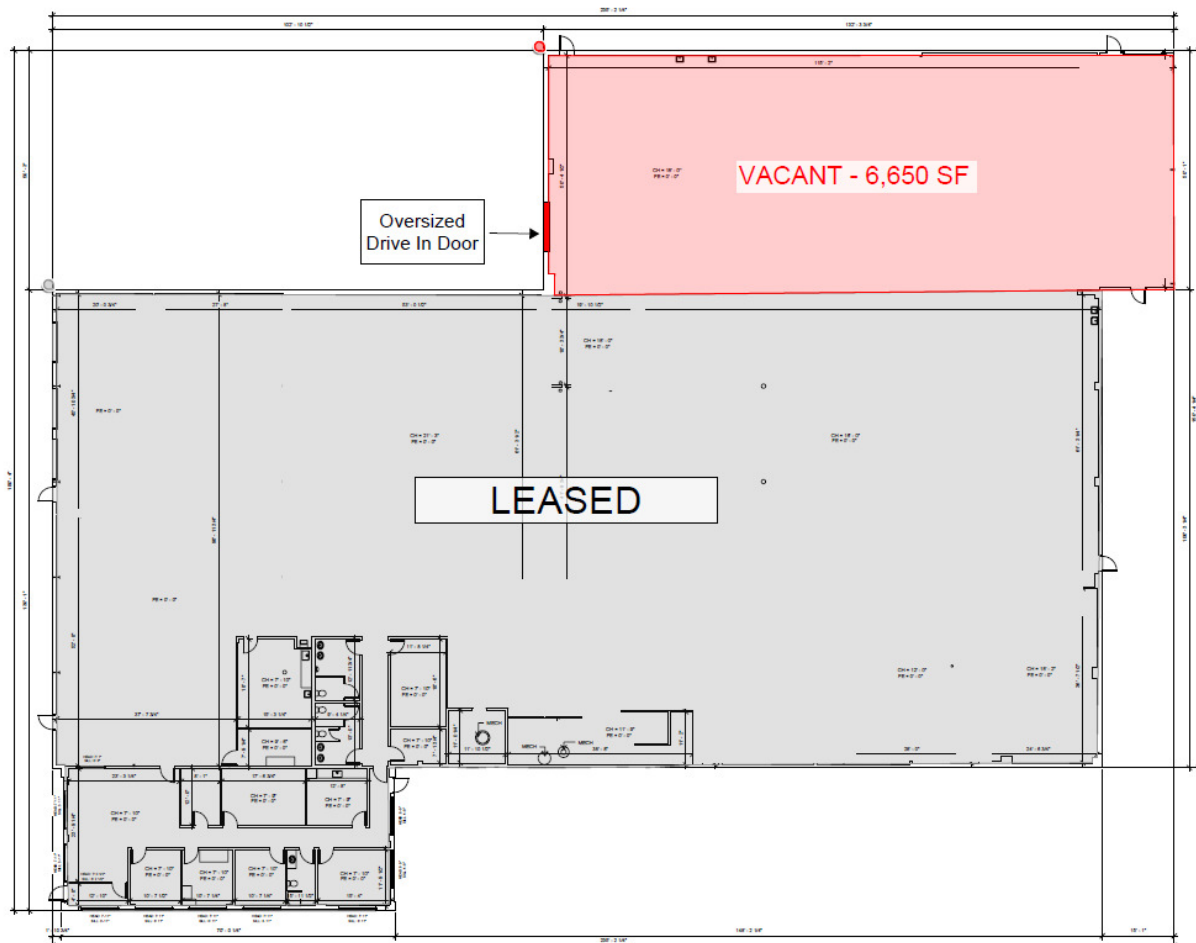
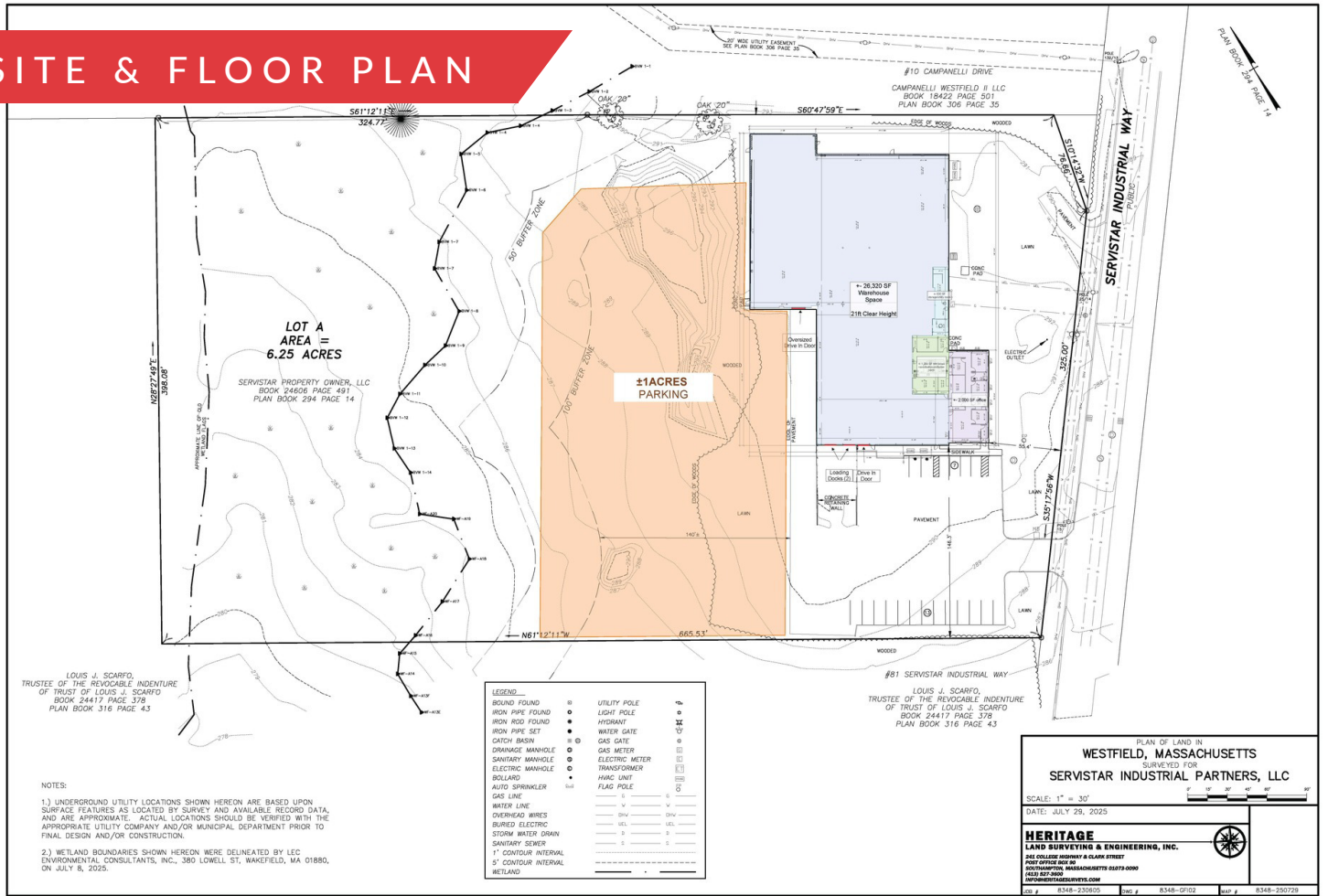
OFFERING SUMMARY

Total Building Size:	30,780 SF
Available Space:	6,650 SF
IOS:	1 AC
Clear Height:	21'
Drive In:	12' x 10' (can be expanded)
Loading:	One Existing Drive-In
Power:	2,000 Amp, 480/277 Volt, 3 Phase, 4 Wire AC
Zoning:	Industrial
Construction:	Block/Metal/Steel
Topography:	Flat
Water/Sewer:	City
Gas/Electric:	Westfield Gas & Electric
Internet/Telephone:	Comcast
Distance to MA Pike:	2.5 Miles
Rental Rate:	Market

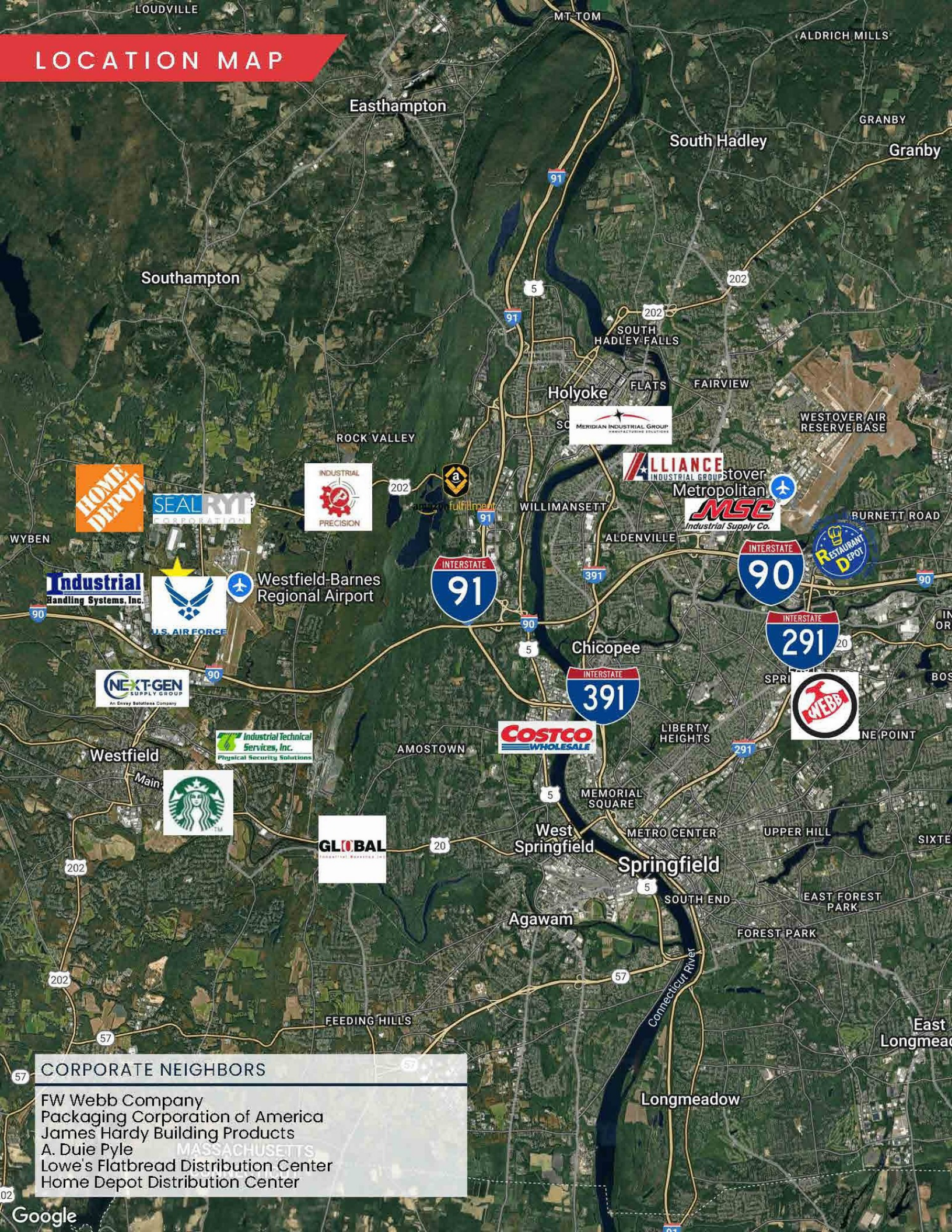




SITE & FLOOR PLAN



LOCATION MAP



CORPORATE NEIGHBORS

FW Webb Company
Packaging Corporation of America
James Hardy Building Products
A. Duie Pyle
Lowe's Flatbread Distribution Center
Home Depot Distribution Center

77 SERVISTAR INDUSTRIAL WAY

WESTFIELD, MA

FOR LEASE | 6,650 SF INDUSTRIAL WAREHOUSE

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