



69 NECK RD

WESTFIELD, MA

FOR LEASE | 26,815 SF FREE-STANDING INDUSTRIAL BUILDING ON 5 ACRES

- Flexible, secure storage spaces ranging from 100- 2,000 SF
- Flexible floor plan - multiple high bay sections
- Short-term, as-needed rentals with no long-term commitment
- \$4.50/SF NNN



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Flexible, secure storage spaces ranging from 100-2,000 SF available for short-term, as-needed rentals perfect for equipment, product, and more, with no long-term commitment required
- Total parcel has 42 acres which can be leased separately
- Flexible floor plan - multiple high bay sections
- Recently upgraded lighting, dry sprinklers, and new office HVAC
- On-site 1,000 gallon diesel tank
- Management staff on site
- Outside storage space available for lease for industrial vehicle parking

PROPERTY SPECIFICATIONS

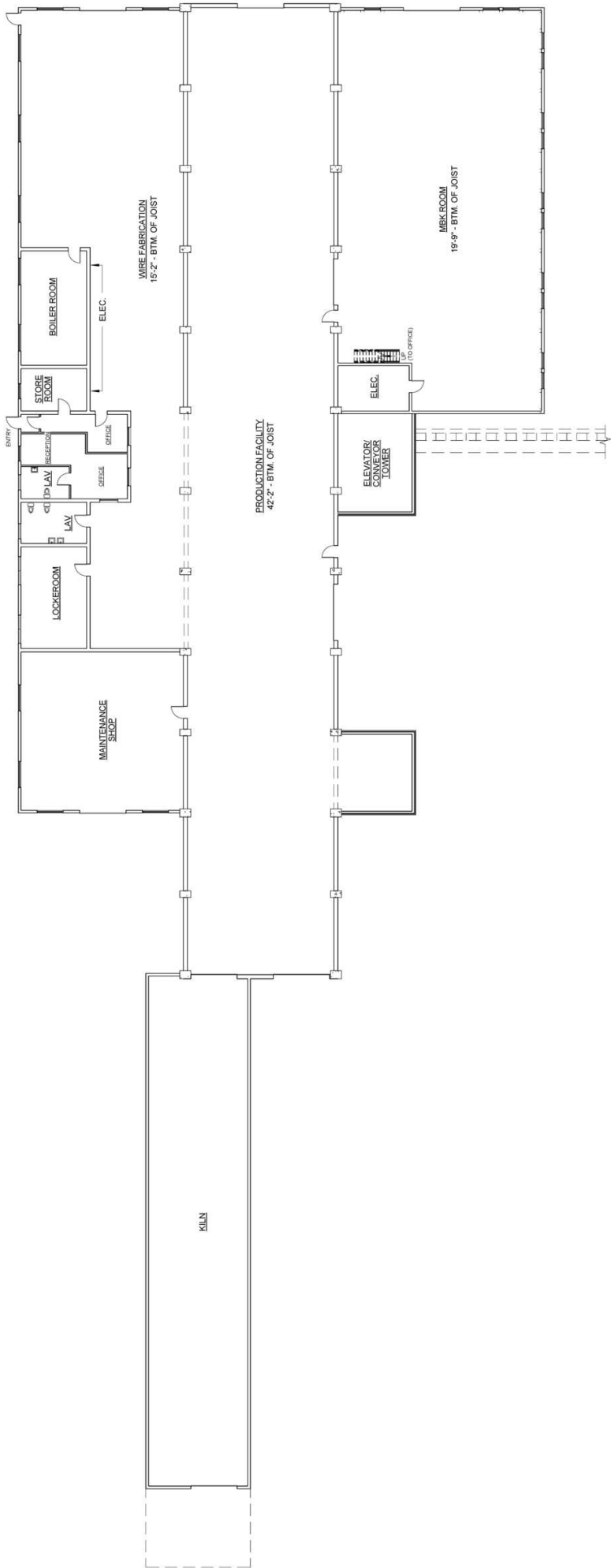
Building Size:	26,815 SF
Available SF:	100 SF - 26,815 SF Subdividable
Office Space:	1,400 SF
Lot Size:	5 Acres

PROPERTY SPECIFICATIONS

Ceiling Height:	15'2" - 42'2"
Drive-Ins:	Seven Total: 12' x 23' 14' x 18' 15' x 18'
Indoor Cranes:	One (1) 15-Ton One (1) 25-Ton
Construction:	Reinforced Concrete
Sprinkler:	Dry System
Utilities:	Gas - Natural Heating - Gas Light - Fluorescent Sewer - City Water - City
Power:	1,600a / 440v / 3p Heavy
Parking:	250 Spaces
Zoning:	Industrial Use Code: 4000
Taxes:	\$0.88/SF (2022)
Lease Rate:	\$4.50/SF NNN

FLOOR PLANS

PARKING



2
A301

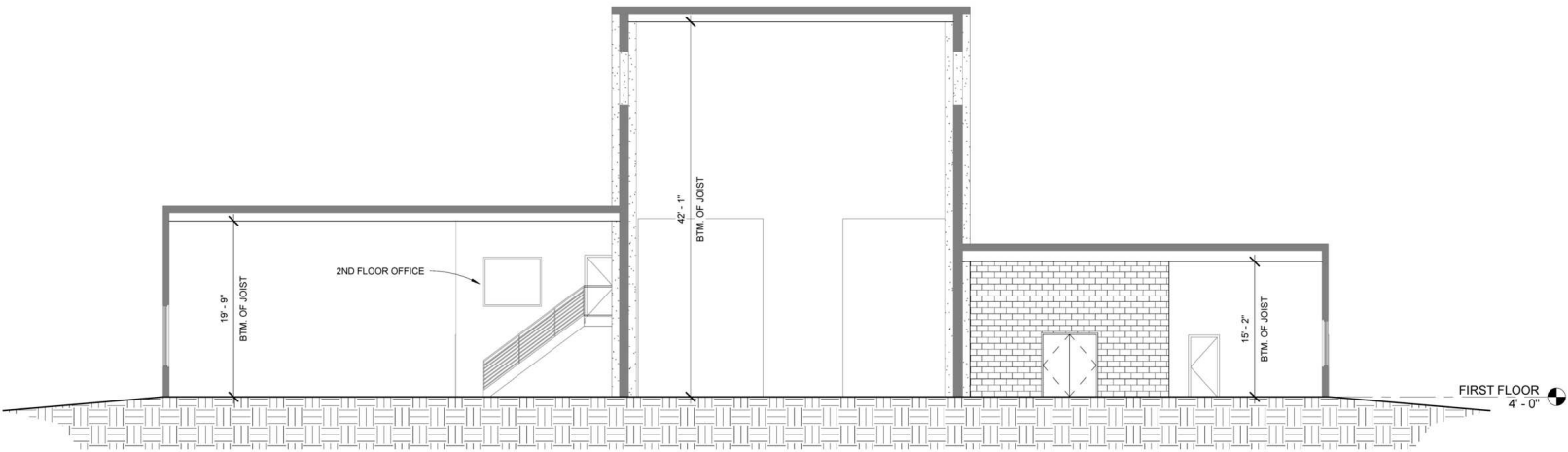
19' - 5"
BTM OF JOIST

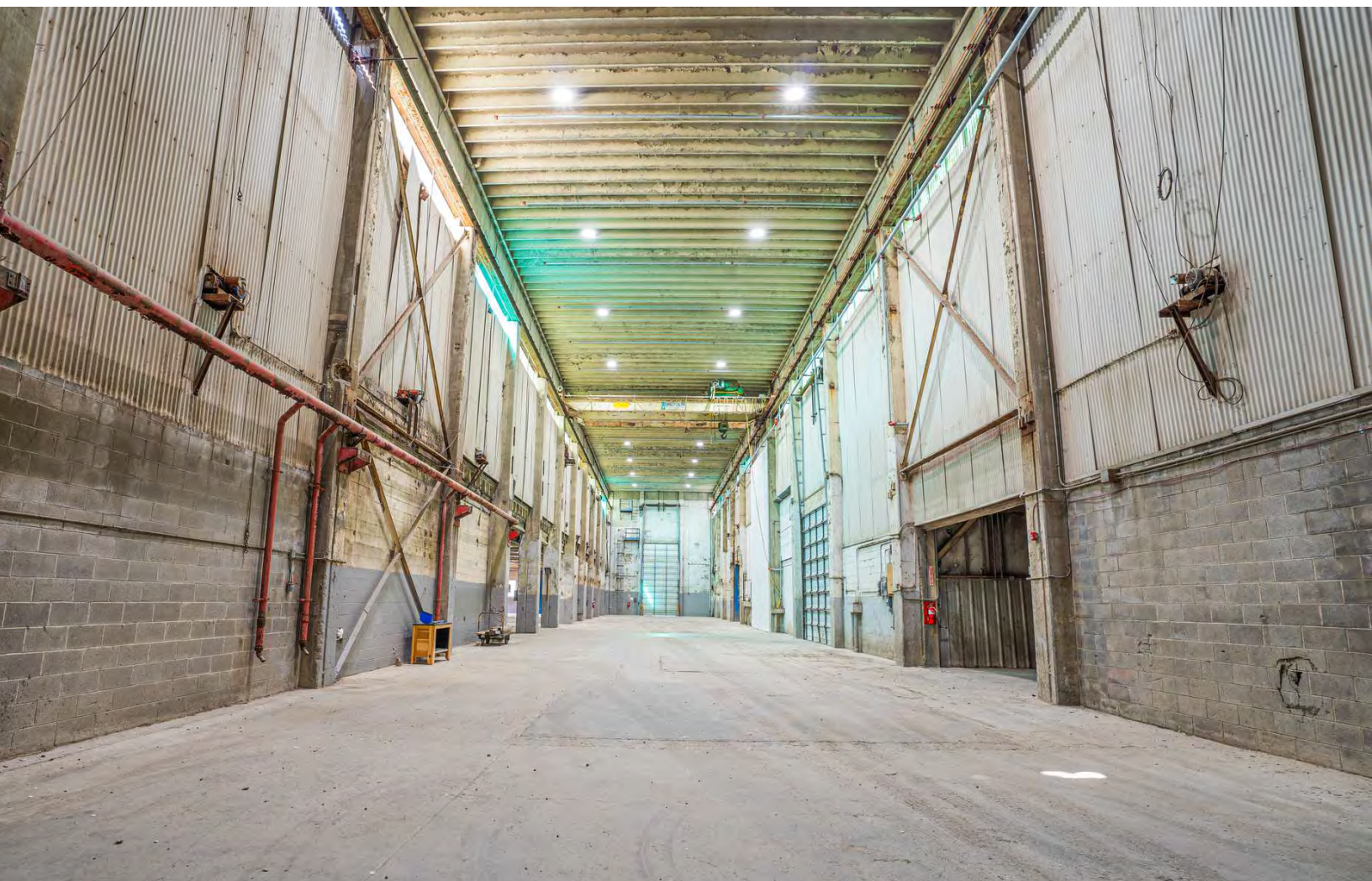
2ND FLOOR OFFICE

42' - 1"
BTM OF JOIST

15' - 2"
BTM OF JOIST

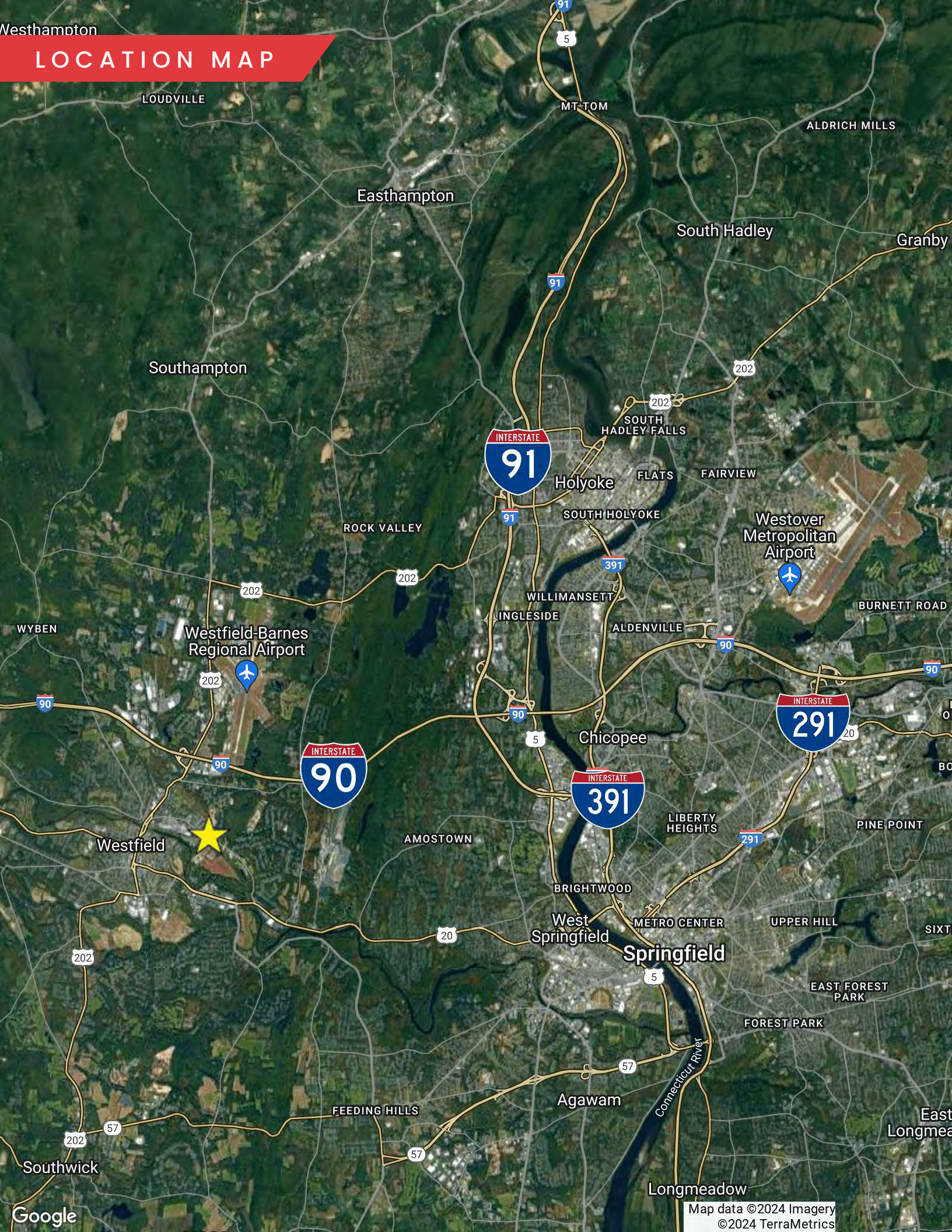
FIRST FLOOR
4' - 0"







LOCATION MAP



69 NECK RD

WESTFIELD, MA

FOR LEASE | 26,815 SF FREE-STANDING INDUSTRIAL BUILDING ON 5 ACRES

DAVID BERMAN

413.636.9055

dberman@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL