



# 69 NECK RD

WESTFIELD, MA

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

- Lease will encompass the building and 5 total acres of land, additional acreage can be leased separately for additional cost
- Flexible floor plan - multiple high bay sections
- Short-term, as-needed rentals with no long-term commitment
- \$4.50/SF NNN

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORPAC INTERNATIONAL



## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Lease will encompass the building and 5 total acres of land, additional acreage can be leased separately for an additional cost
- 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

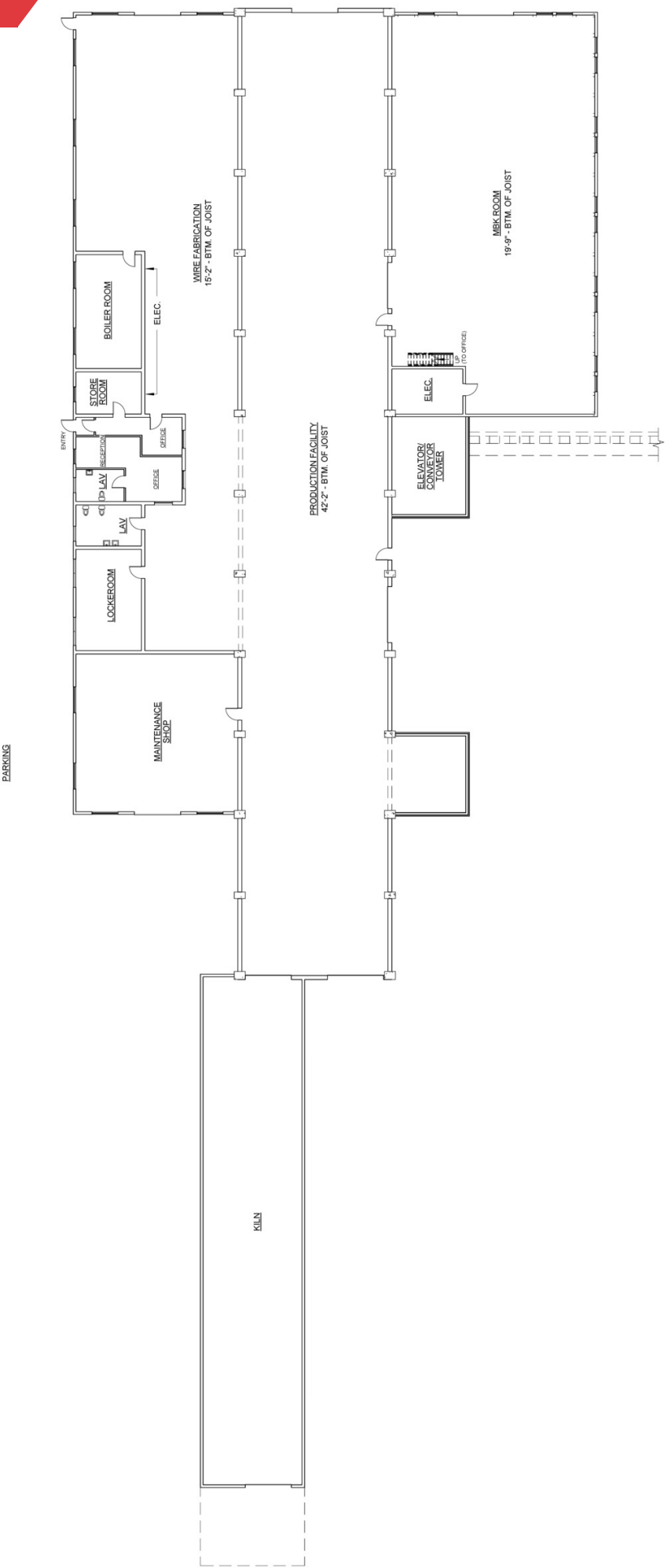
### PROPERTY SPECIFICATIONS

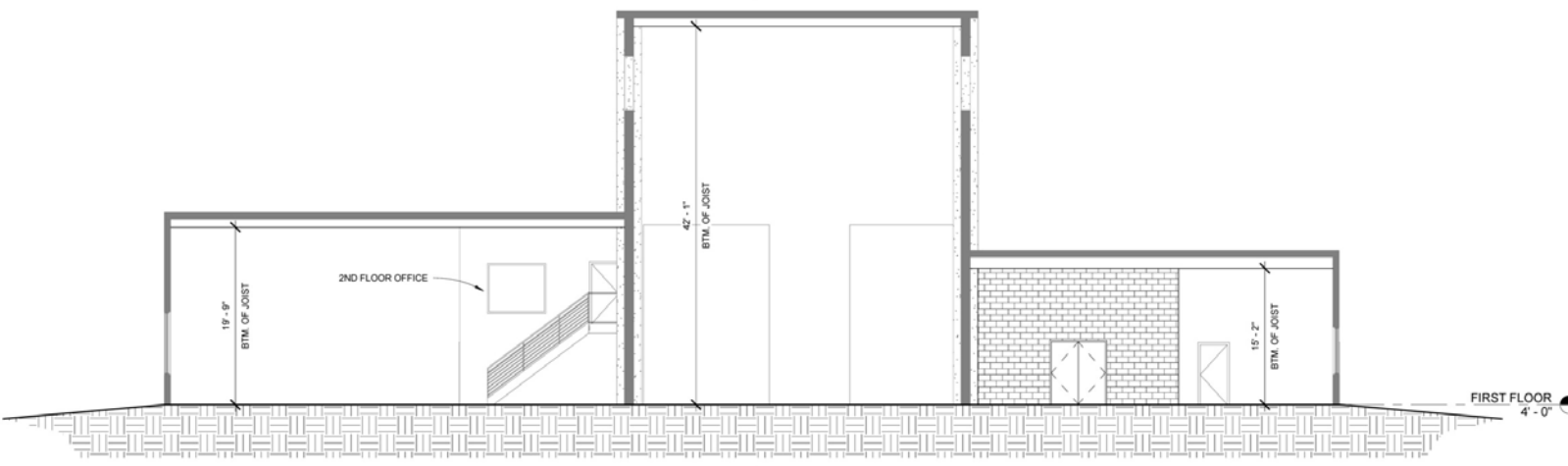
Building Size:	26,815 SF
Available SF:	100 SF - 26,815 SF Subdividable
Office Space:	1,400 SF
Lot Size:	5 Acres

### PROPERTY SPECIFICATIONS

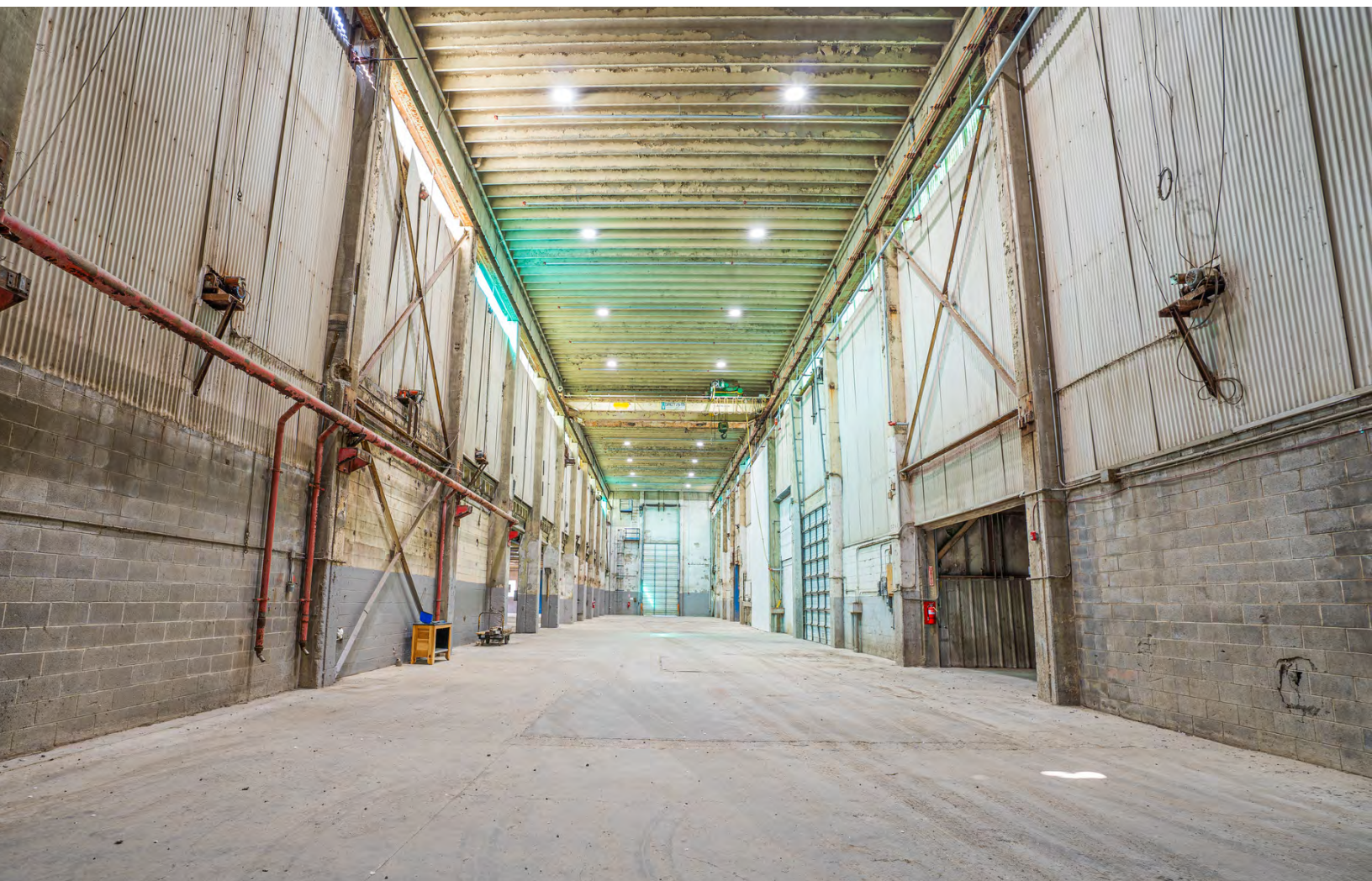
Ceiling Height:	15'2" - 42'2"
Drive-Ins:	Seven Total: 12' x 23' 14' x 18' 15' x 18'
Indoor Cranes:	One (1) 15-Ton One (1) 25-Ton
Construction:	Reinforced Concrete
Sprinkler:	Dry System
Utilities:	Gas - Natural Heating - Gas Light - Fluorescent Sewer - City Water - City
Power:	1,600a / 440v / 3p Heavy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

FLOOR PLANS







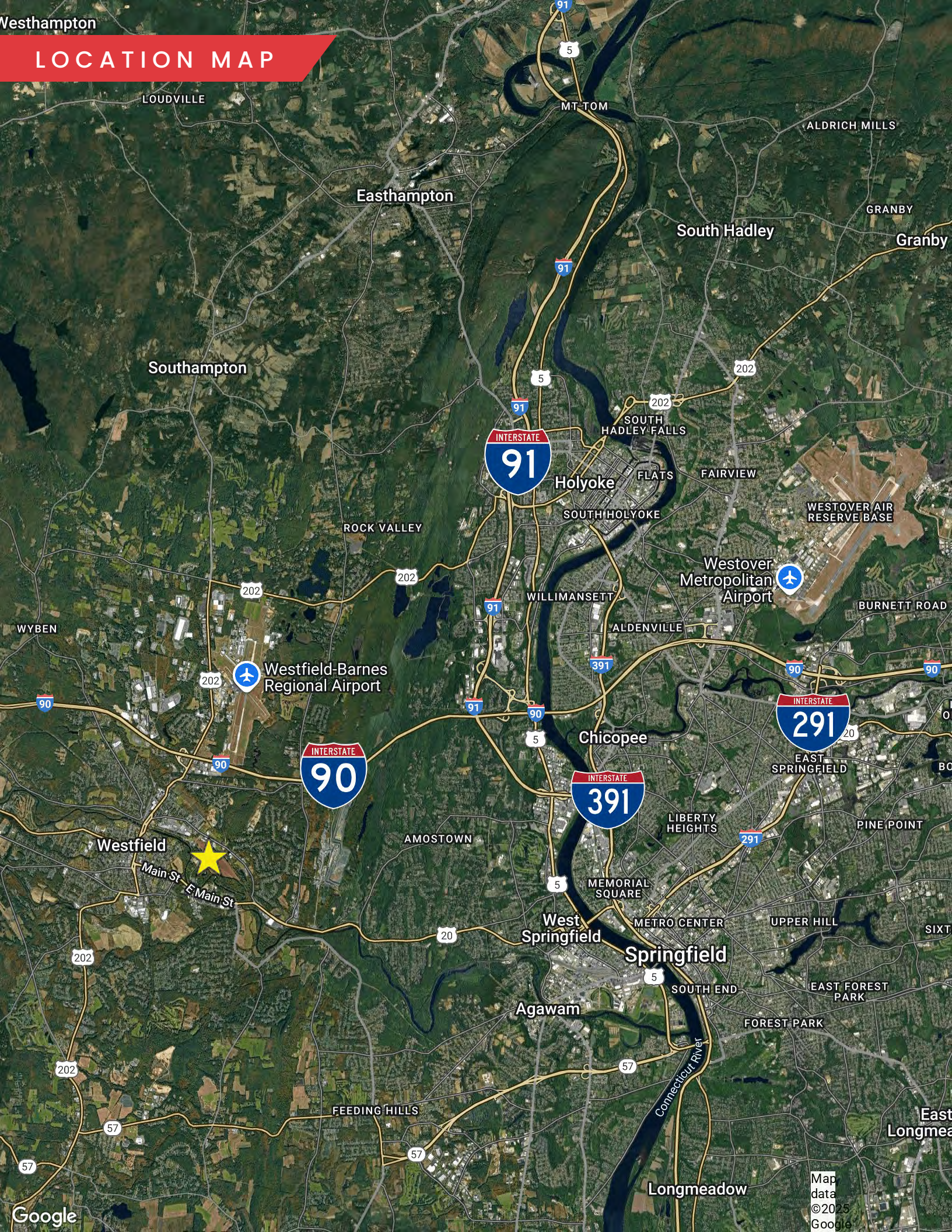








# LOCATION MAP





# 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](mailto:dberman@stubblebinecompany.com)

**JAMES STUBBLEBINE**

617.592.3388

[james@stubblebinecompany.com](mailto:james@stubblebinecompany.com)

**ALAN RINGUETTE**

978.265.8112

[alan@stubblebinecompany.com](mailto:alan@stubblebinecompany.com)

**DAVID STUBBLEBINE**

617.592.3391

[david@stubblebinecompany.com](mailto:david@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.

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL