



77 SERVISTAR INDUSTRIAL WAY

WESTFIELD, MA

FOR SALE OR LEASE | **30,780 SF INDUSTRIAL WAREHOUSE**

- All utilities
- 3,200 Total Amps
- 21' Clear
- Located 2.5 Miles from MA Pike in Established Industrial Park



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

30,780 SF Industrial Warehouse for Sale or Lease

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

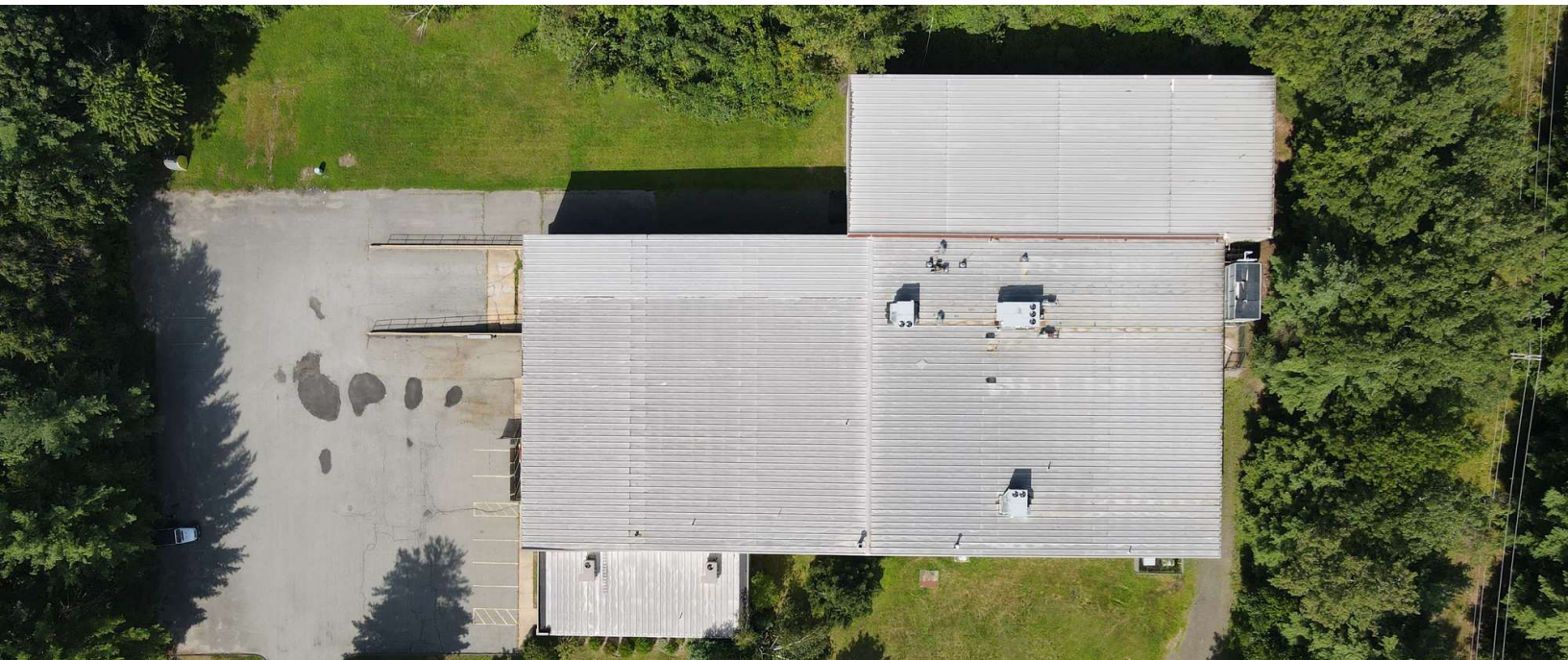
PROPERTY

Building Size:	30,780 SF
Expansion:	The building can be expanded
Lot Size:	6.26 AC
Clear Height:	21'
Loading:	Two (2) Tailboard Docks and two (2) Drive-in Doors
	Switch Gears #1 & #2:
Power:	1,200 Amps, 600-volt, 3 phase 4-wire AC
	2,000 Amp, 480/277 volt, 3 phase, 4-wire AC

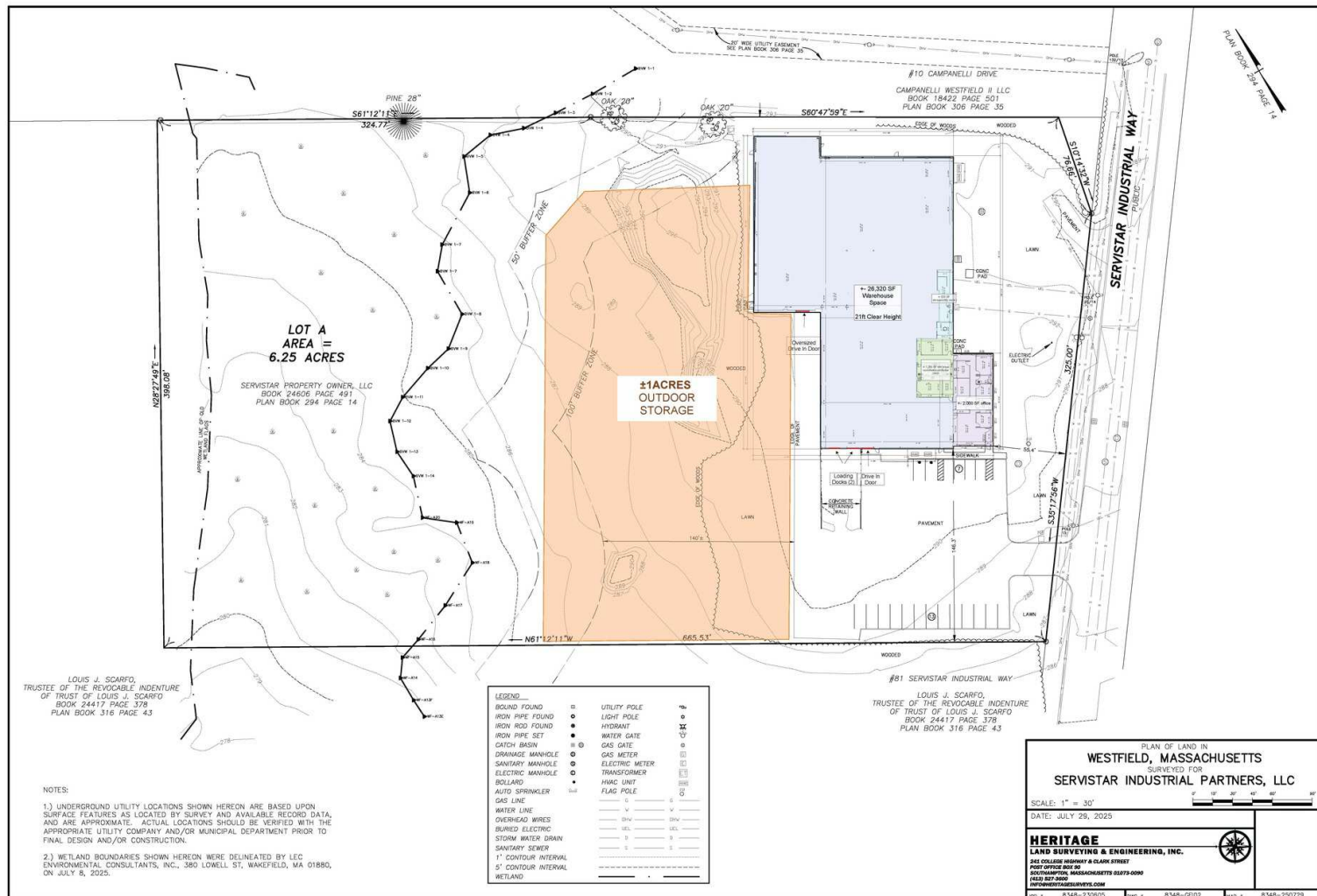
OFFERING SUMMARY

Zoning:	Industrial
Construction:	Block/Metal/Steel
Flooring:	Concrete
Topography:	Flat
Water/Sewer:	City
Gas/Electric	Westfield Gas & Electric
Heat:	Gas Fired
Internet/Telephone:	Comcast
Distance to MA Pike:	2.5 Miles
Lease Rate:	MARKET
Sale Price:	MARKET
IOS:	2 AC Total outdoor space 1 AC parking lot 1 AC additional outdoor storage

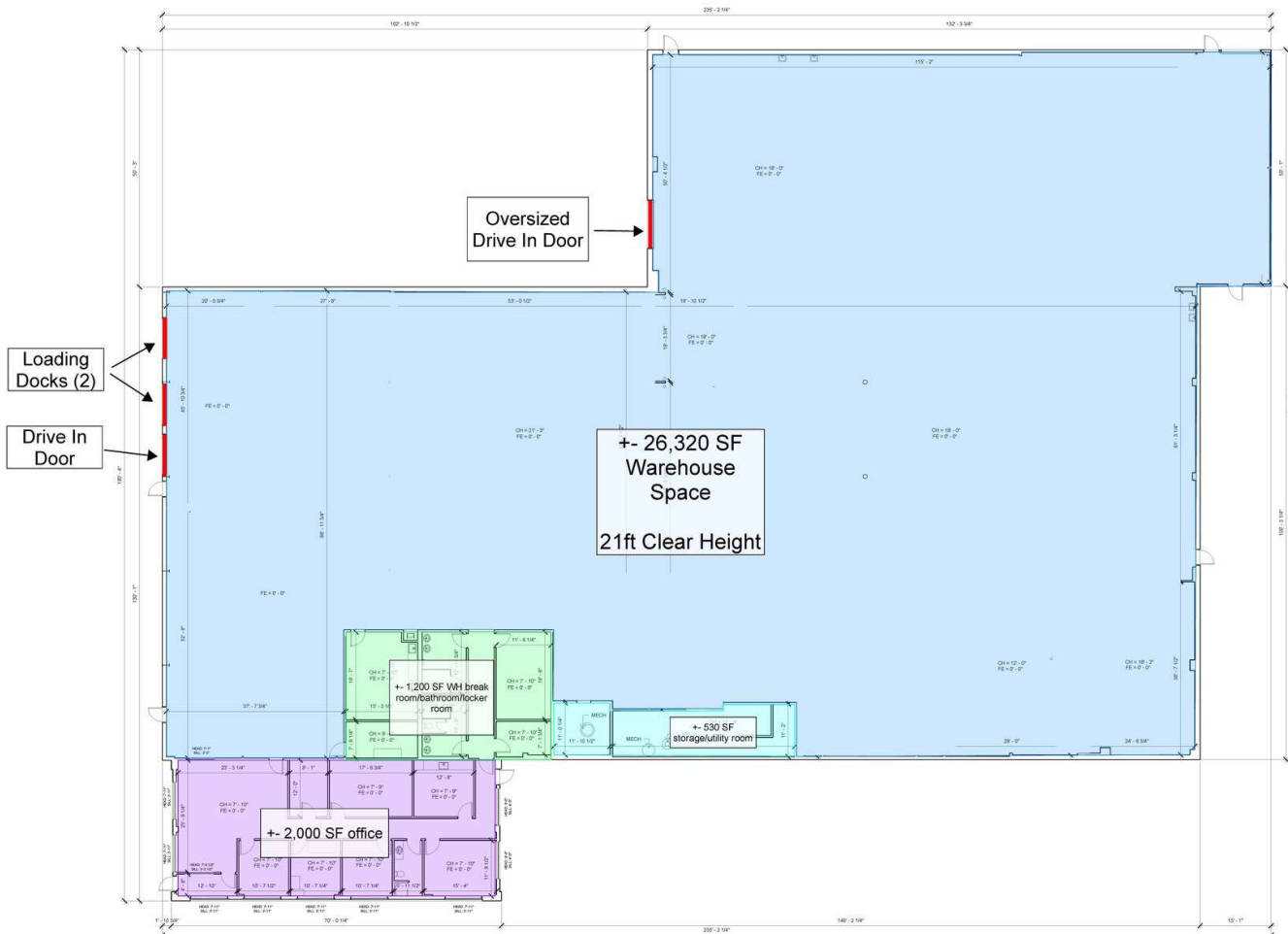
EXTERIOR



SITE PLAN



FLOOR PLAN



77 Servistar
Industrial Way

Westfield, MA

EXISTING CONDITIONS

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info@existingconditions.com
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All work will be best verified by client prior to change or construction or other use.

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1. It is expressly understood by client that ECTS is not an architectural or engineering entity, none of the documents prepared by ECTS for client shall have any claim or liability of any kind.
2. The level of education in MEP analysis is also different in nature and accurate estimates are inadequate to reason and state. Further educational or MEP analysis would be necessary to others.

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These drawings are for the intended purpose stated in the scope of work and the time of issue and should not be used for further information. This scope of work provided is stated for further information.

Lower Scoring Notes

Project Number: 9502720028

Existing First Floor Plan

Gross Area Schedule	
Level	Area
First Floor	30780 SF
Total	30780 SF

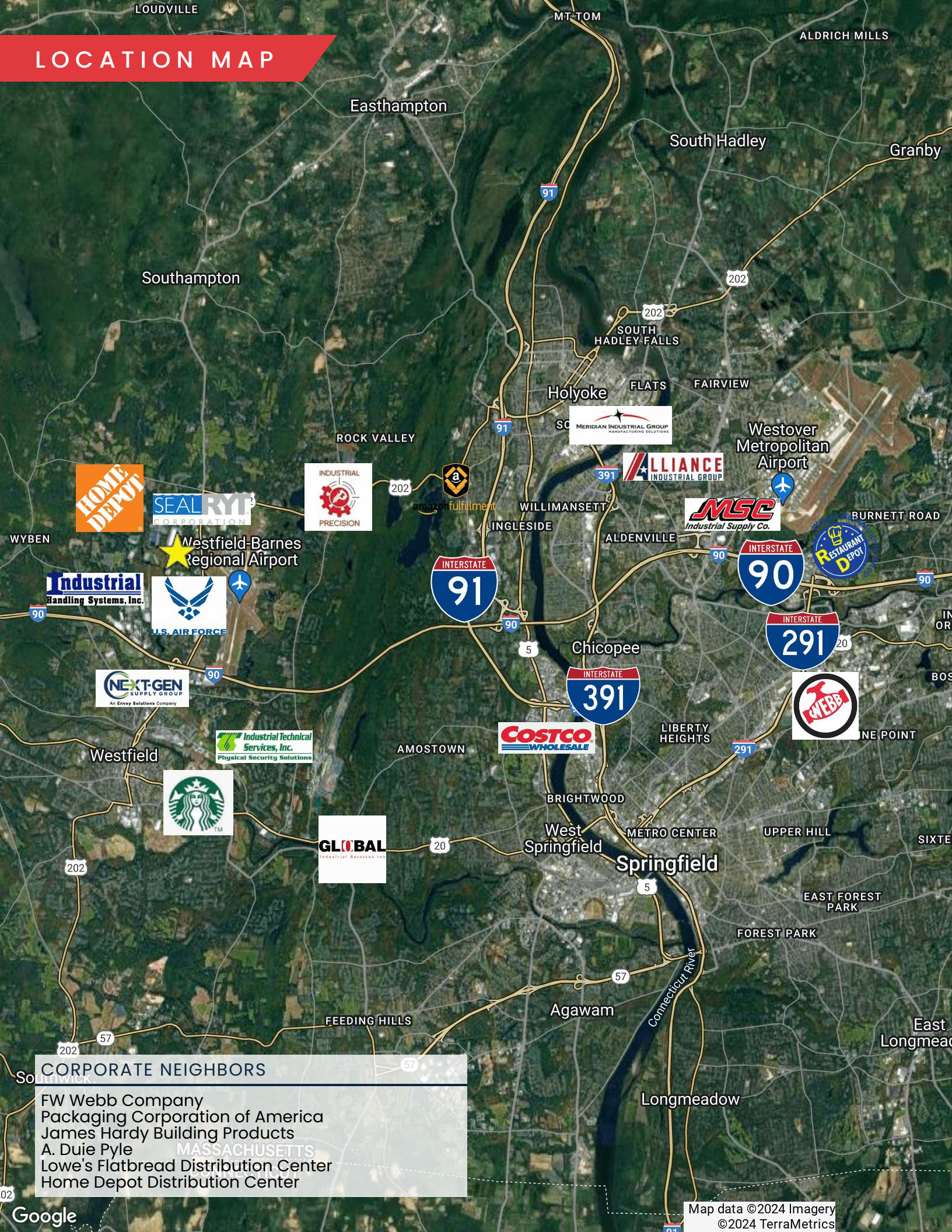
Date: 8/23/2022	
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Scale: 1/8" = 1'-0"

Drawn By	EC	
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EX01

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

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