



77 SERVISTAR INDUSTRIAL WAY

WESTFIELD, MA

FOR SALE OR LEASE | 30,780 SF INDUSTRIAL WAREHOUSE

- All utilities
- 3,200 Total Amps
- 23' Clear Height
- 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
Available Space:	30,780 SF
Expansion:	The building can be expanded
Lot Size:	6.26 AC
Clear Height:	23'
Loading:	Two (2) Tailboard Docks and two (2) Drive-in Doors
Power:	Switch Gears #1 & #2: 1,200 Amps, 600-volt, 3 phase 4-wire AC 2,000 Amp, 480/277 volt, 3 phase, 4-wire AC

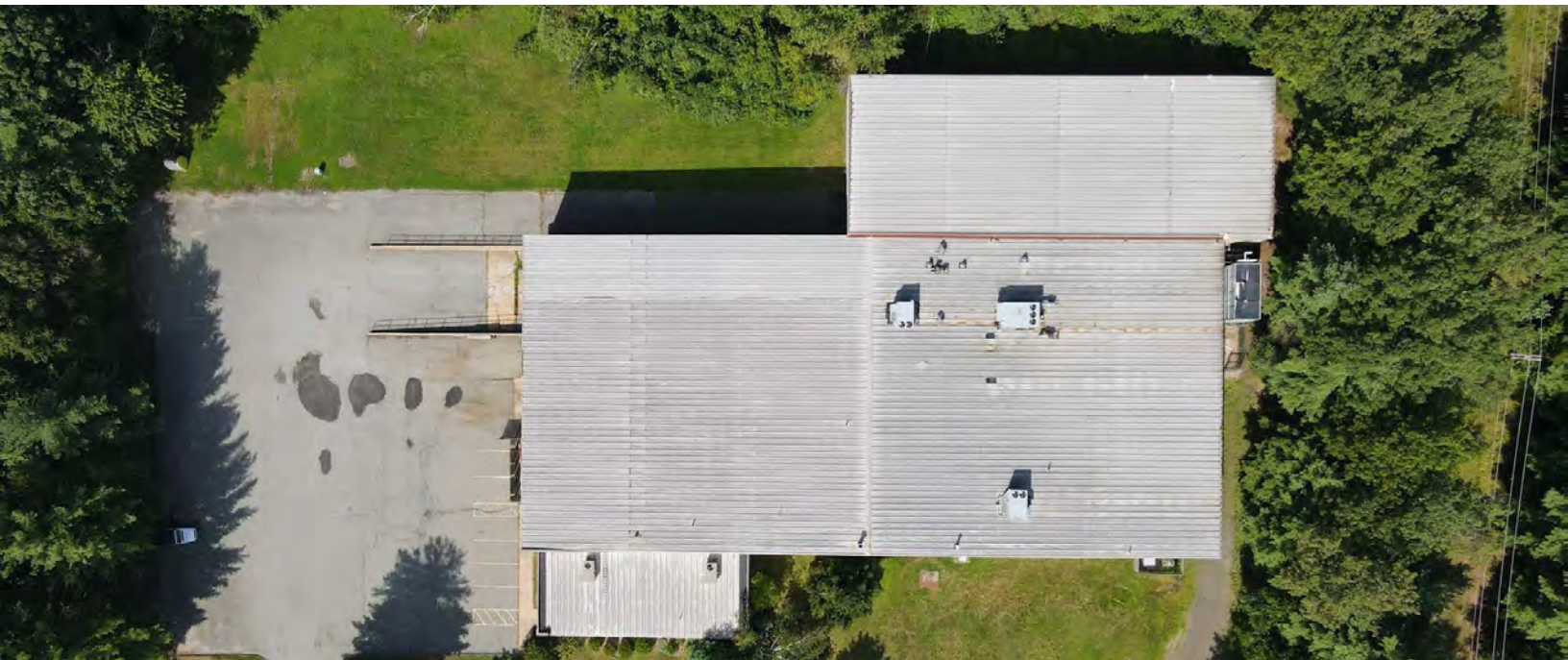
OFFERING SUMMARY

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:	\$2,350,000

CORPORATE NEIGHBORS

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

EXTERIOR



INTERIOR

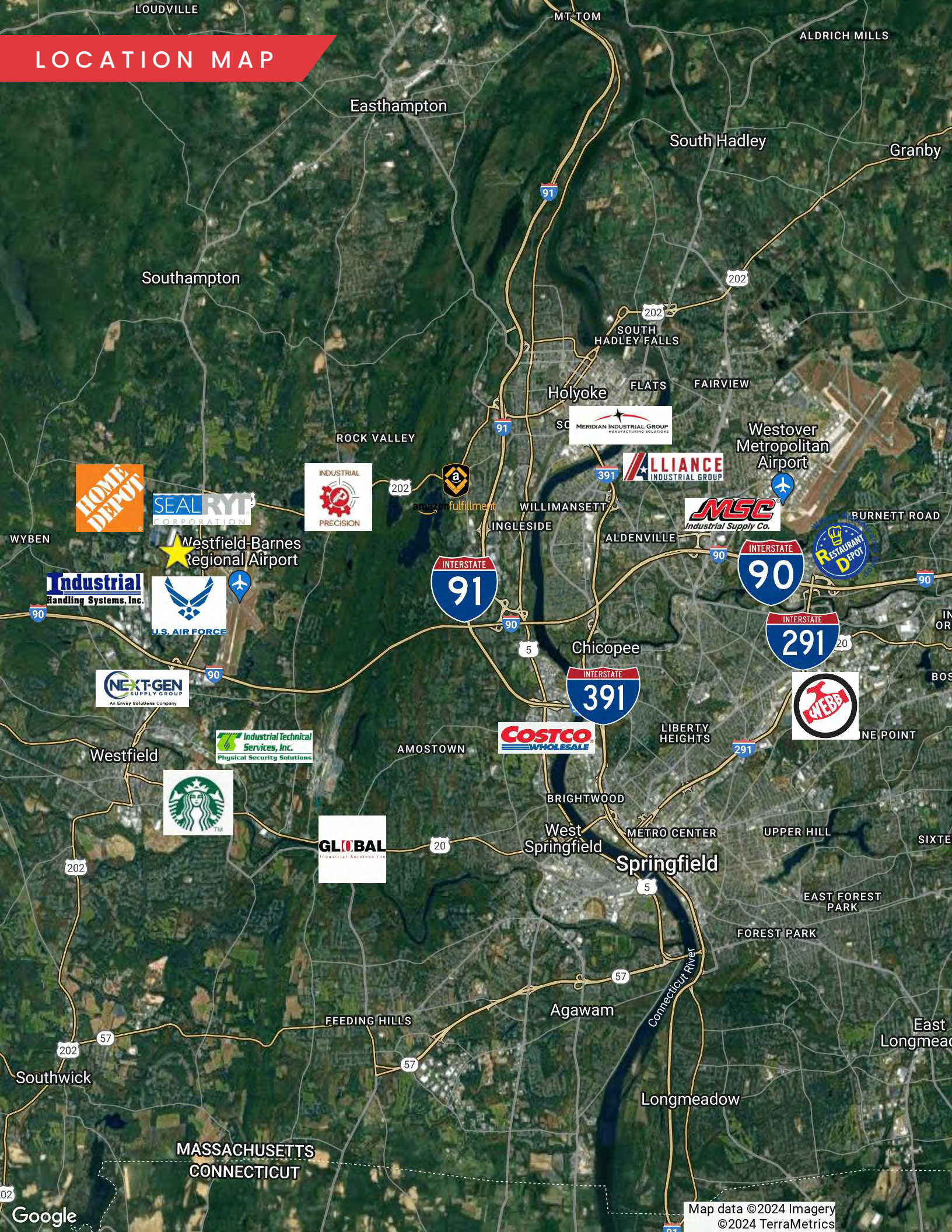


FLOOR PLAN

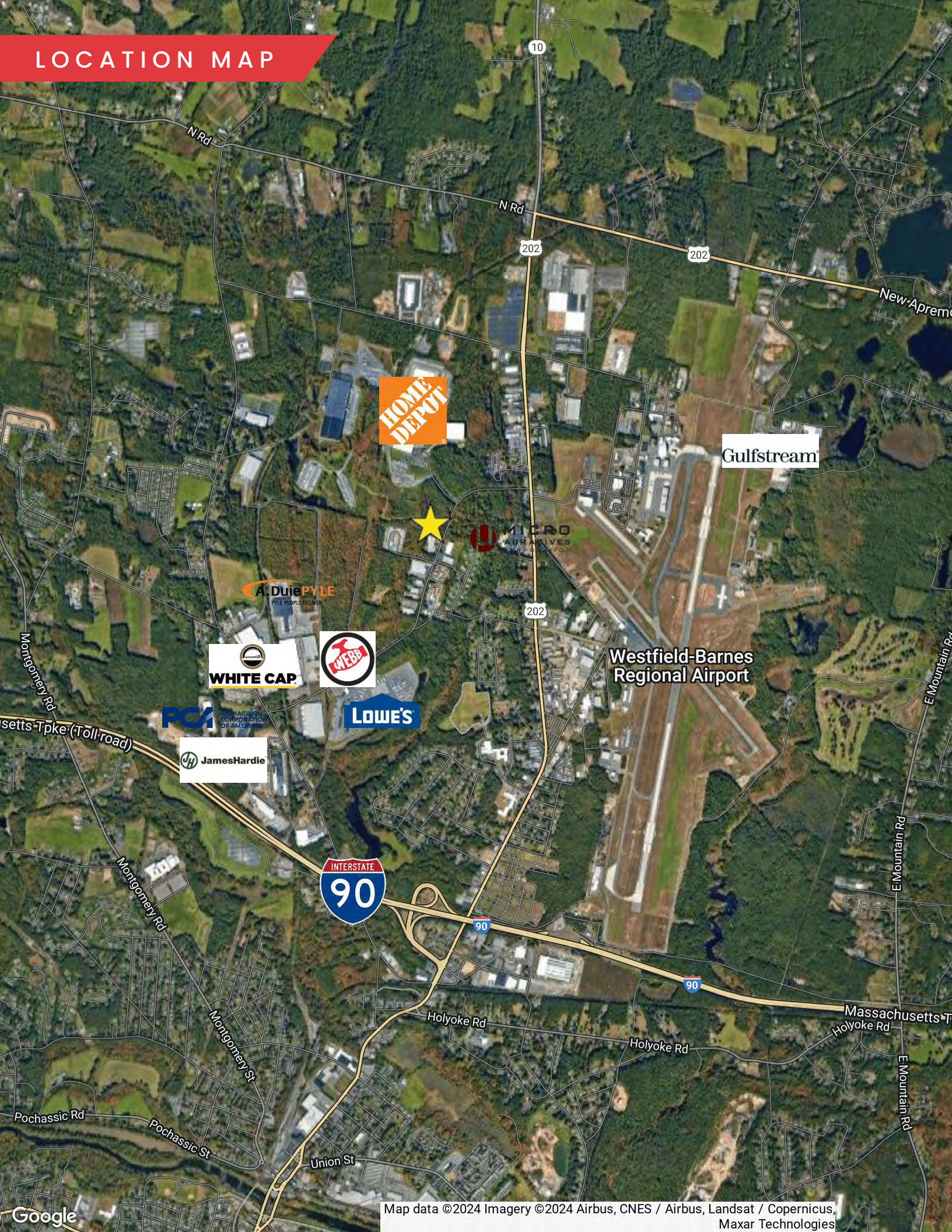


Gross Area Schedule	
Level	Area
First Floor	30780 SF
Total	30780 SF

LOCATION MAP



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