



77 SERVISTAR INDUSTRIAL WAY

WESTFIELD, MA

FOR LEASE | 33,356 SF INDUSTRIAL FOOD PROCESSING BUILDING

- 21' Clear Height
- Potential Uses: Food Processing or Warehouse
- Located 2.5 Miles from MA Pike in Established Industrial Park



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



DESCRIPTION

The building has existing food processing related infrastructure including:

- Custom spiral duct freezer system
- 3,200 SF of previously used refrigerator space

PROPERTY SPECIFICATIONS

Topography:	Flat
Water/Sewer:	City
Gas/Electric:	Westfield Gas & Electric
Power:	1,200 amps/3-phase
Heat:	Gas Fired
Internet/Telephone:	Comcast
Construction:	Block/Metal/Steel
Flooring:	Concrete
Tailboard Docks:	Two (2)
Drive-In Doors:	Two (2)
Clear Height:	21'
Expansion:	The building can be expanded

OFFERING SUMMARY

Available SF:	33,356 SF
Lot Size:	6.26 Acres
Zoning:	Industrial
Distance to MA Pike:	2.5 Miles
Lease Rate:	MARKET

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

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

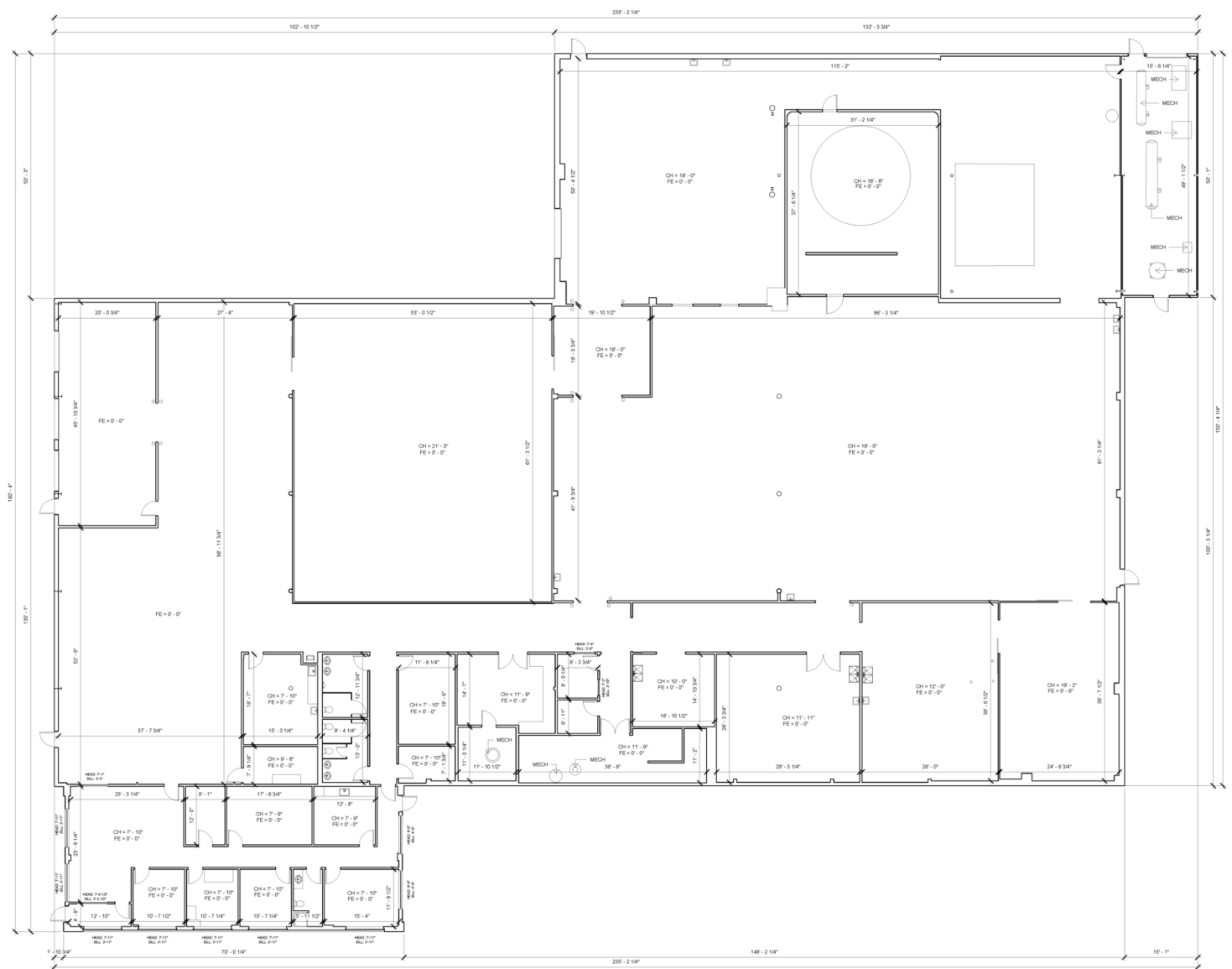
EXTERIOR



INTERIOR

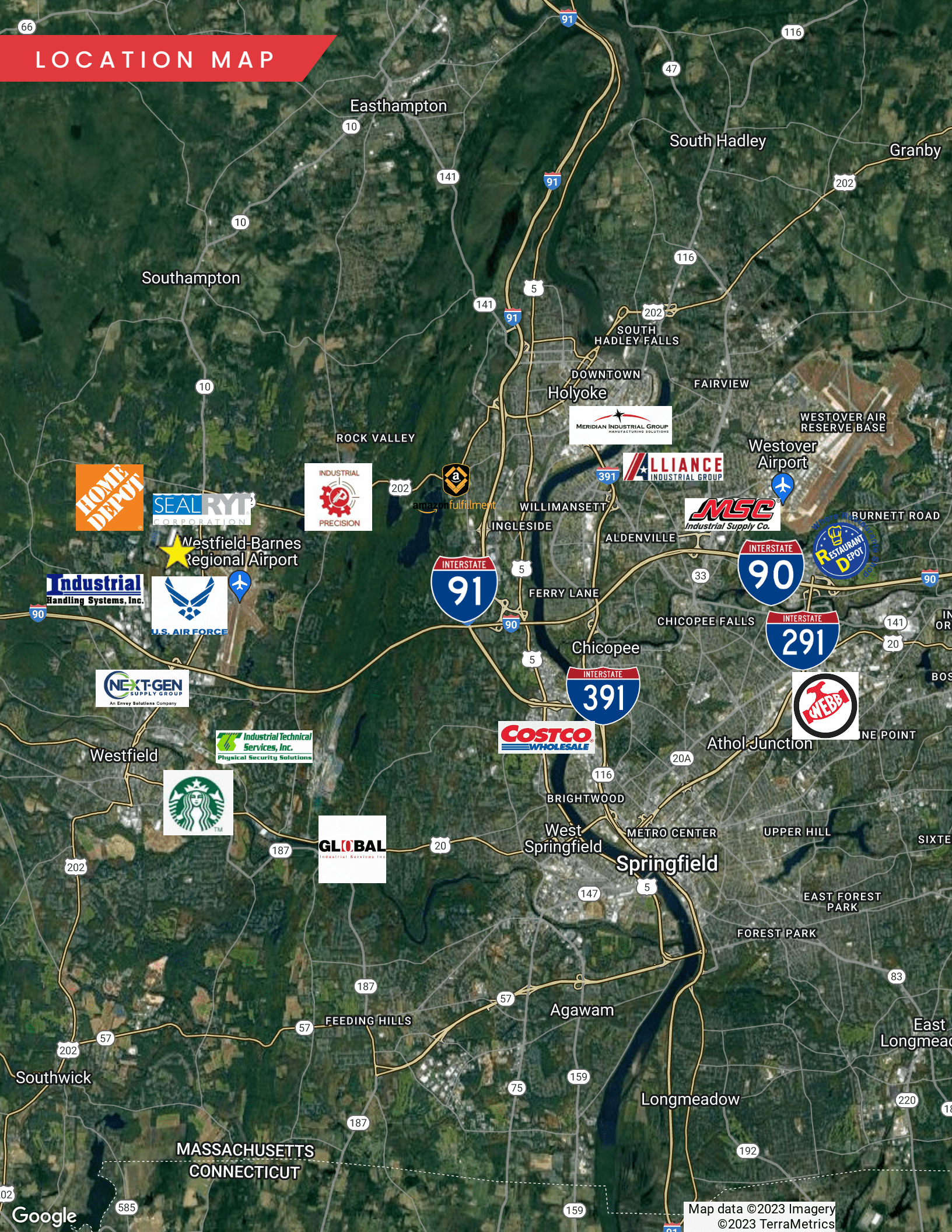


FLOOR PLAN

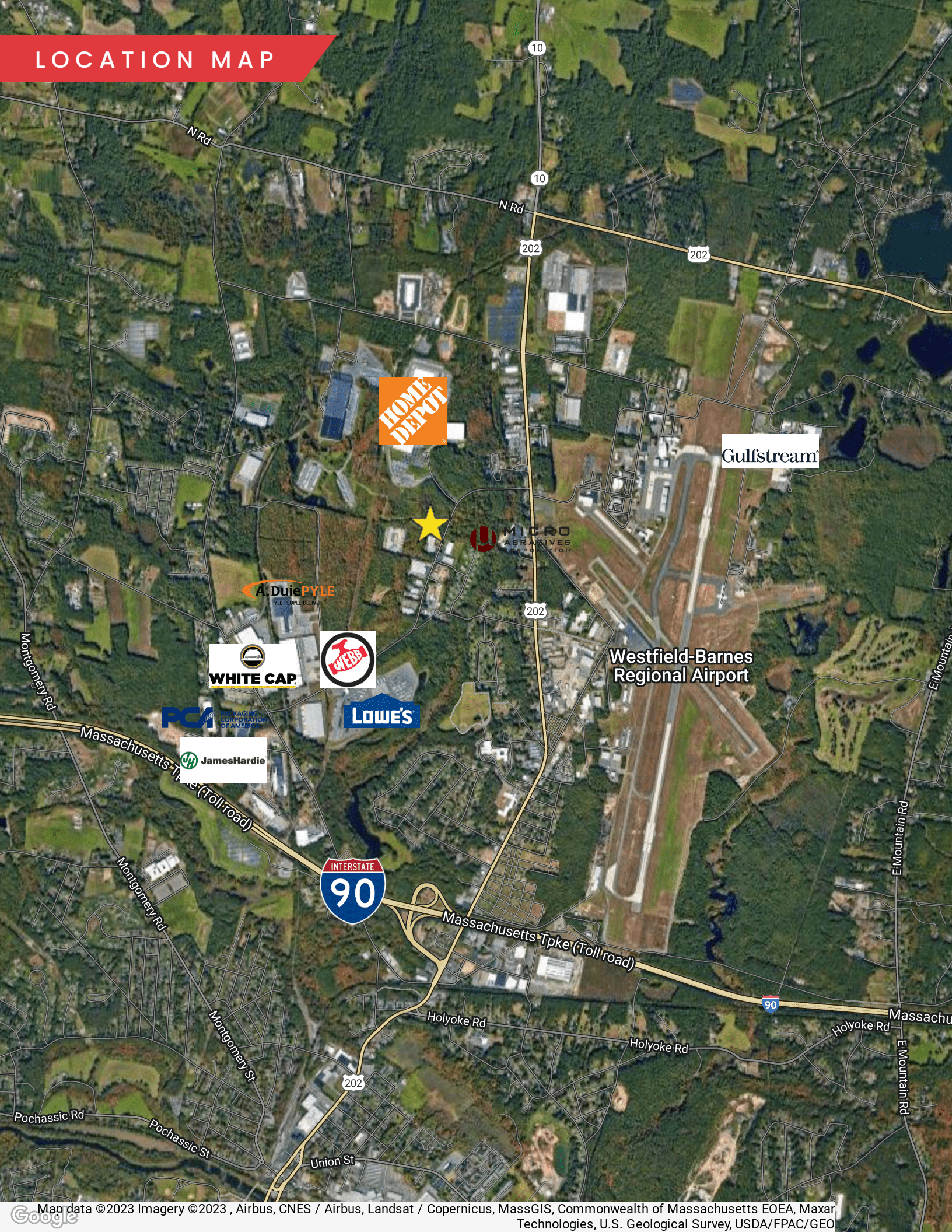


Gross Area Schedule	
Level	Area
First Floor	30780 SF
Total	30780 SF

LOCATION MAP



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