



77 SERVISTAR INDUSTRIAL WAY

WESTFIELD, MA

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

- All utilities
- 1,200 Amps
- 23' Clear Height
- Located 2.5 Miles from MA Pike in Established Industrial Park



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



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:	23'
Expansion:	The building can be expanded

OFFERING SUMMARY

Total Size:	30,780 SF
Lot Size:	6.26 Acres
Zoning:	Industrial
Distance to MA Pike:	2.5 Miles
Lease Rate:	MARKET
Sale Price:	\$2,975,000

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

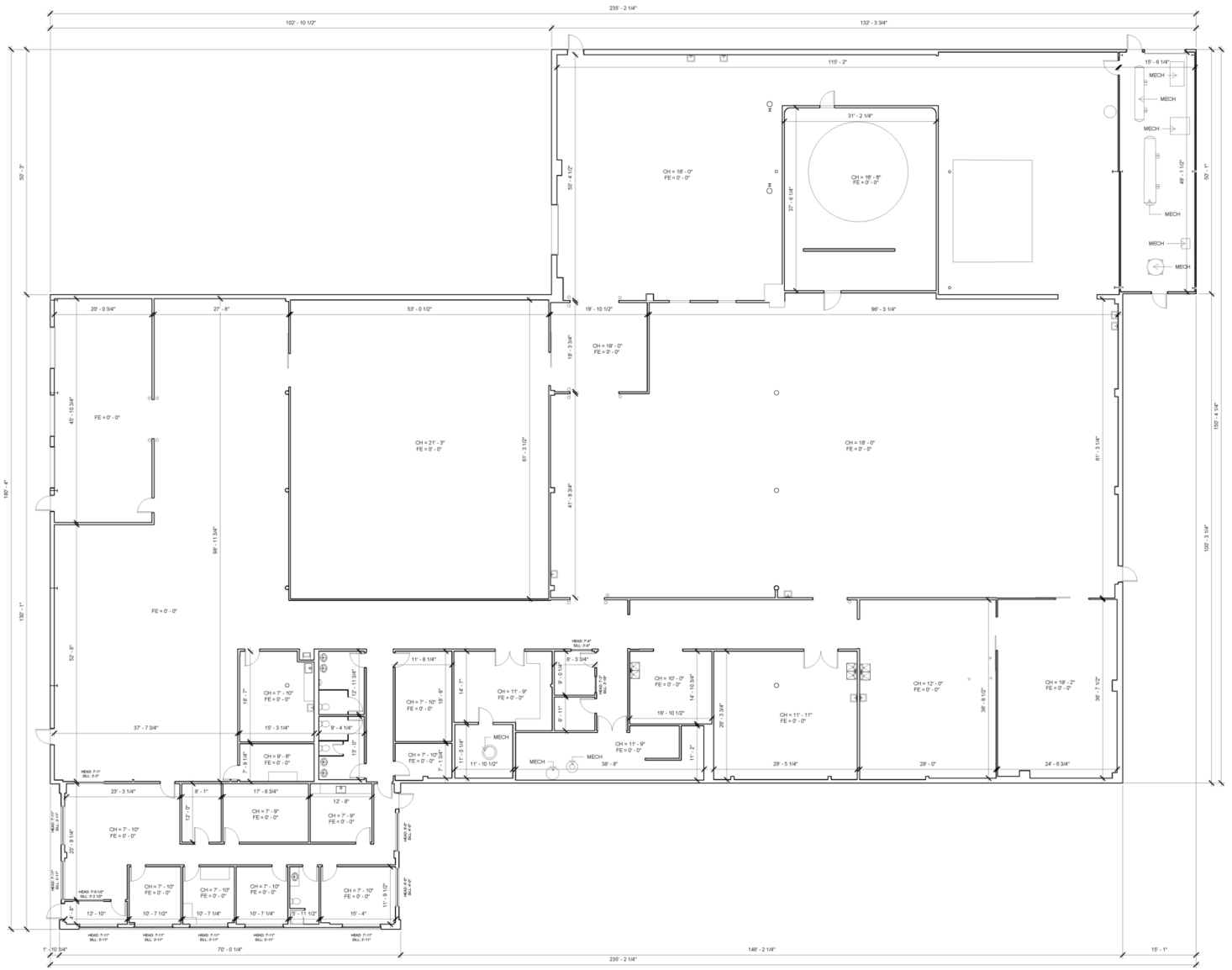
EXTERIOR



INTERIOR

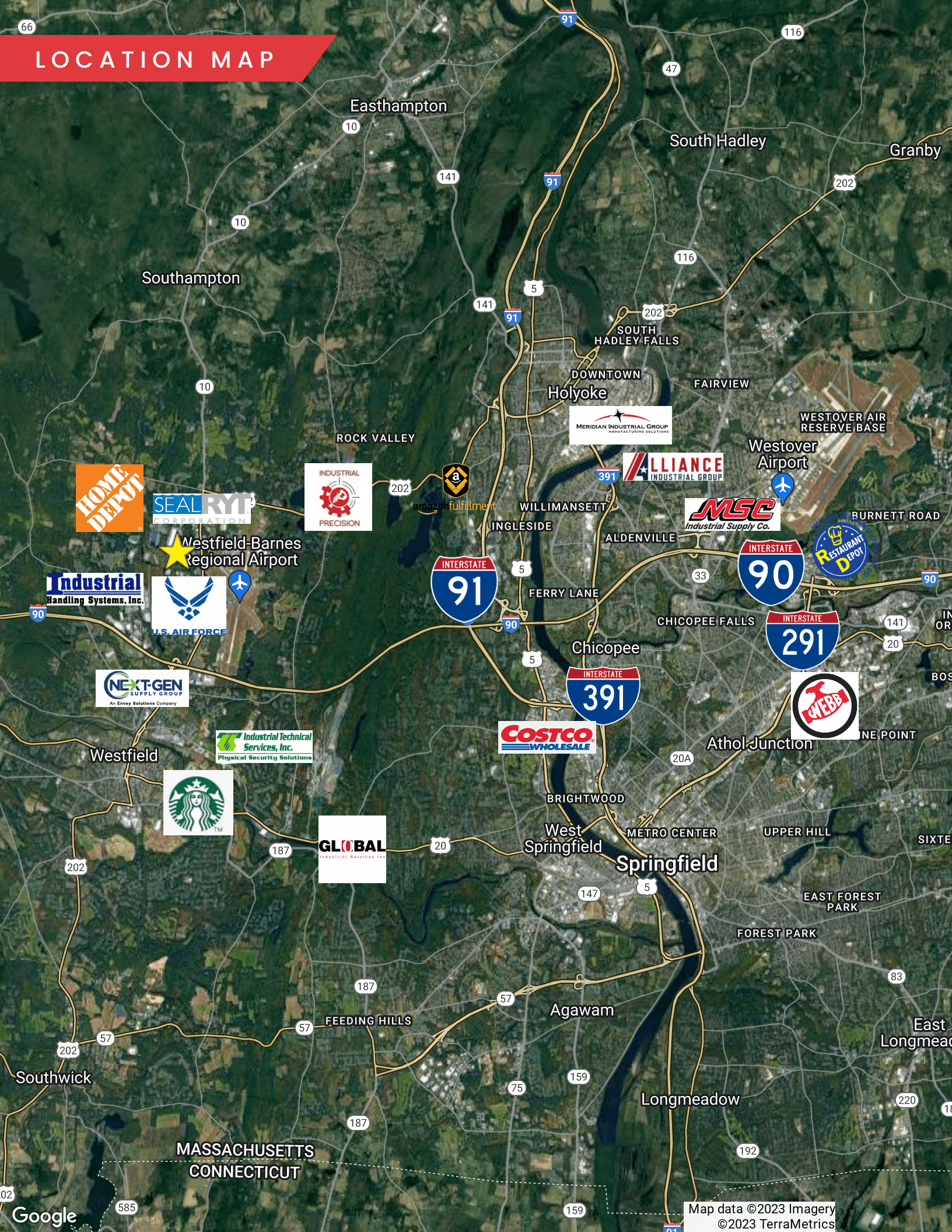


FLOOR PLAN

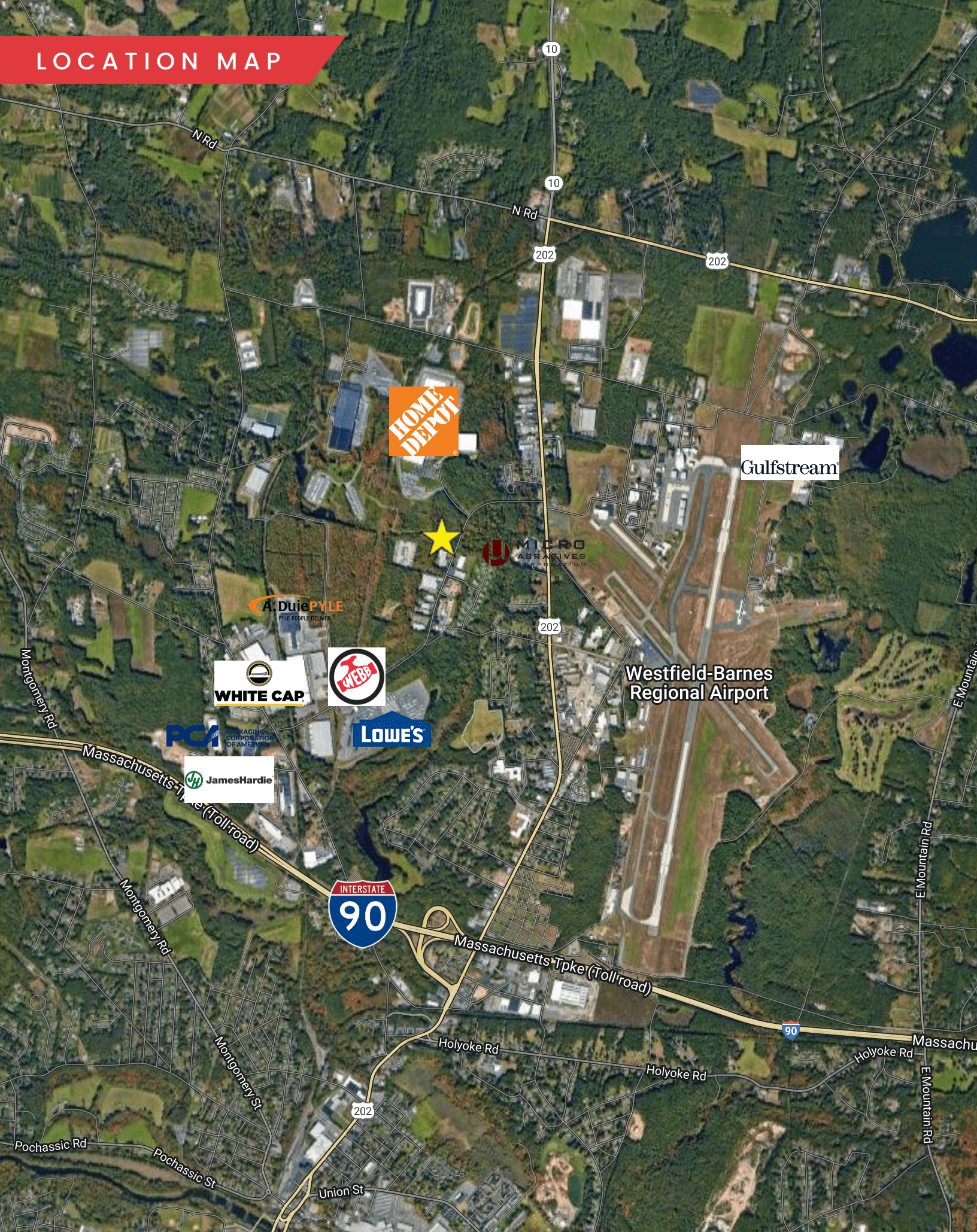


Gross Area Schedule	
Level	Area
First Floor	30780 SF
Total	30780 SF

LOCATION MAP



LOCATION MAP



Gulfstream



MICRO ABRASIVES

A. Duie PYLE
PYLE PEOPLE DELIVER



Westfield-Barnes Regional Airport

PCW PACKAGING CORPORATION OF AMERICA

LOWE'S

James Hardie



Massachusetts Tpke (Toll road)



Massachusetts Tpke (Toll road)

77 SERVISTAR INDUSTRIAL WAY

WESTFIELD, MA

FOR SALE OR LEASE | 30,780 SF INDUSTRIAL WAREHOUSE

DAVID STUBBLEBINE

857.362.0101

david@stubblebinecompany.com

JAMES STUBBLEBINE

857.362.0102

james@stubblebinecompany.com

DAVID BERMAN

413.636.9055

dberman@stubblebinecompany.com

ZACK HARDY

978.758.9666

zhardy@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