



120 TAPLEY ST

SPRINGFIELD, MA

FOR SALE OR LEASE | 12,000 - 38,500 SF FLEX BUILDING ON 1.52 ACRES

- Major highway accessibility including: I-291, I-391, I-91 and I-90
- Multiple Loading Options
- Industrial Zoning with many uses
- Over 17' Clear Height



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

38,500 SF Flex Building on 1.52 Acres for Sale or Lease
Subdivision for lease to 12,000 SF

LOCATION DESCRIPTION

Half mile to I-291, 2.5 miles to I-91, and 3 miles to I-90

PROPERTY HIGHLIGHTS

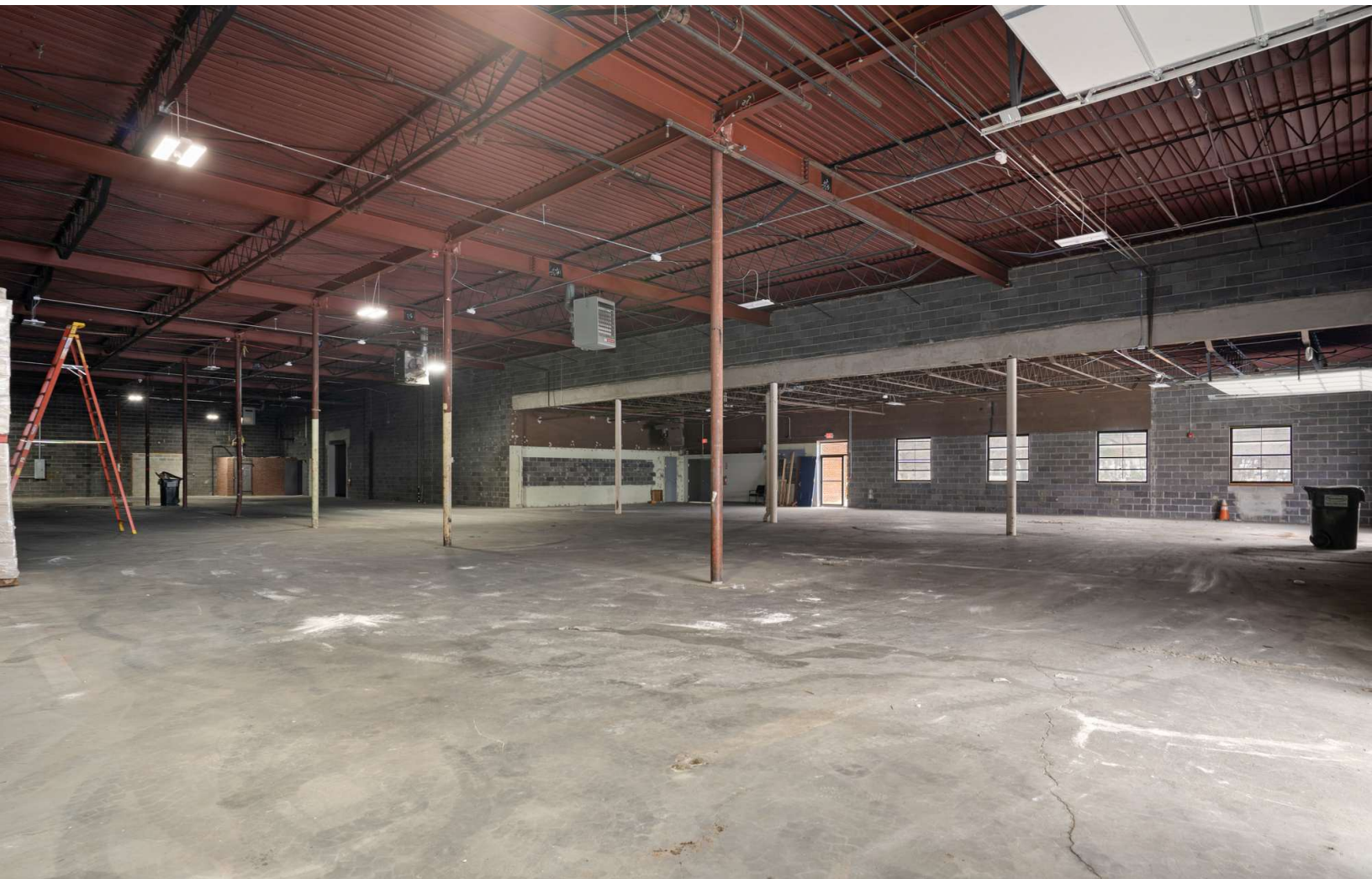
- Multiple Loading Options
- Industrial Zoning with many allowed uses
- Over 17' Clear Height
- Industrial 2 Zoning
- Showroom and offices
- Major highway accessibility including: I-291, I-391, I-91 and I-9

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	55,912	106,273	192,293
Total Population	135,757	254,526	468,046
Average HH Income	\$50,437	\$61,611	\$75,029

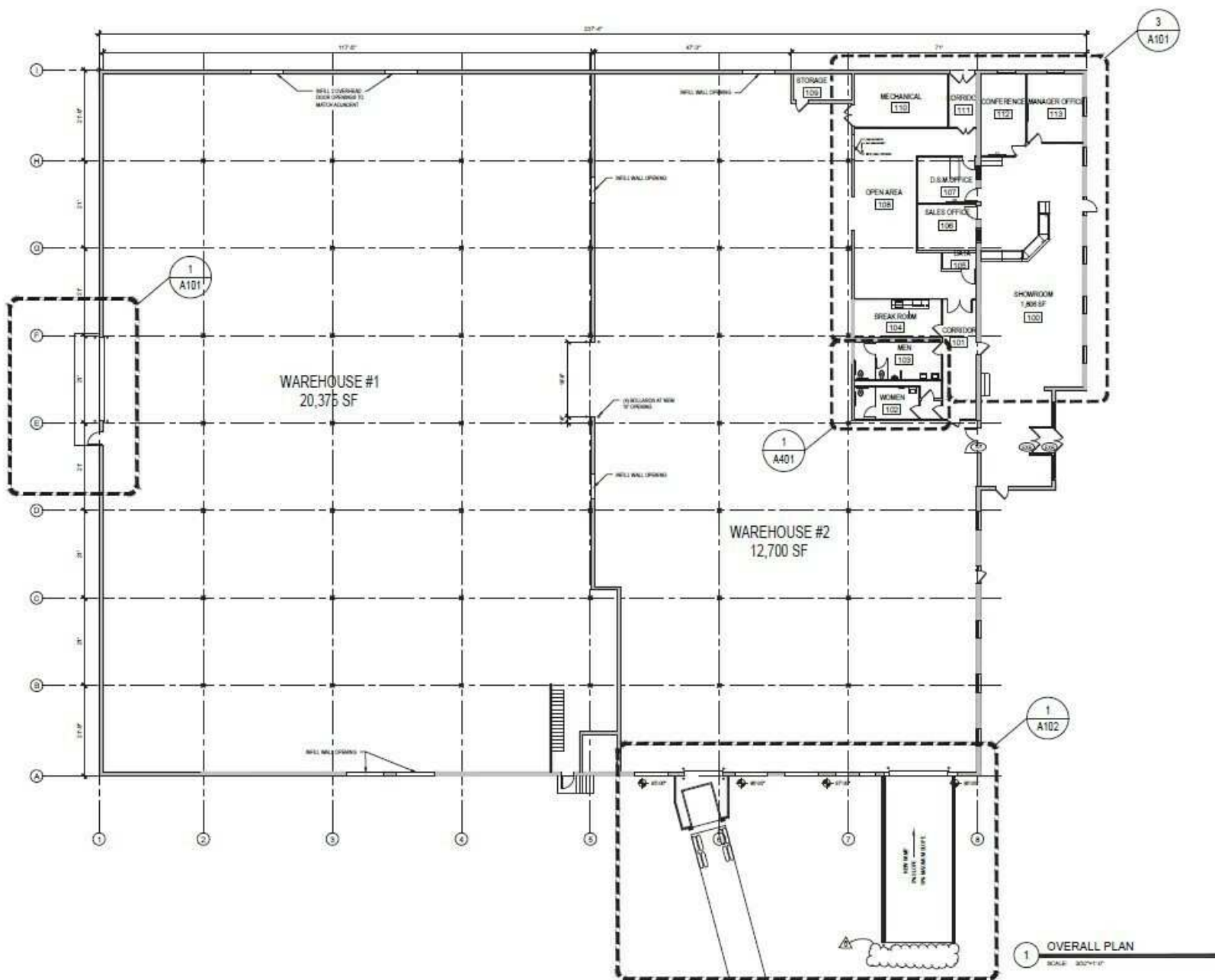
PROPERTY SPECIFICATIONS

Building Size:	38,500 SF
Available SF:	12,000 SF - 38,500 SF
Lot Size:	1.52 AC
Loading:	One (1) Drive-in (14'x10') One (1) Tailboard (9'x10')
Electric:	600 amp/230v 3-Phase
Water/Sewer:	Municipal
Heating Fuel:	Natural Gas
Sprinkler:	Fully - Wet System
Clear Height:	Warehouse - 17' 8" Office/Showroom - 12' 5"
Exterior Wall:	Brick Veneer
HVAC:	Warehouse - Heating Showroom - Central AC
Lease Rate:	\$8 PSF NNN
Sale Price:	\$4,000,000

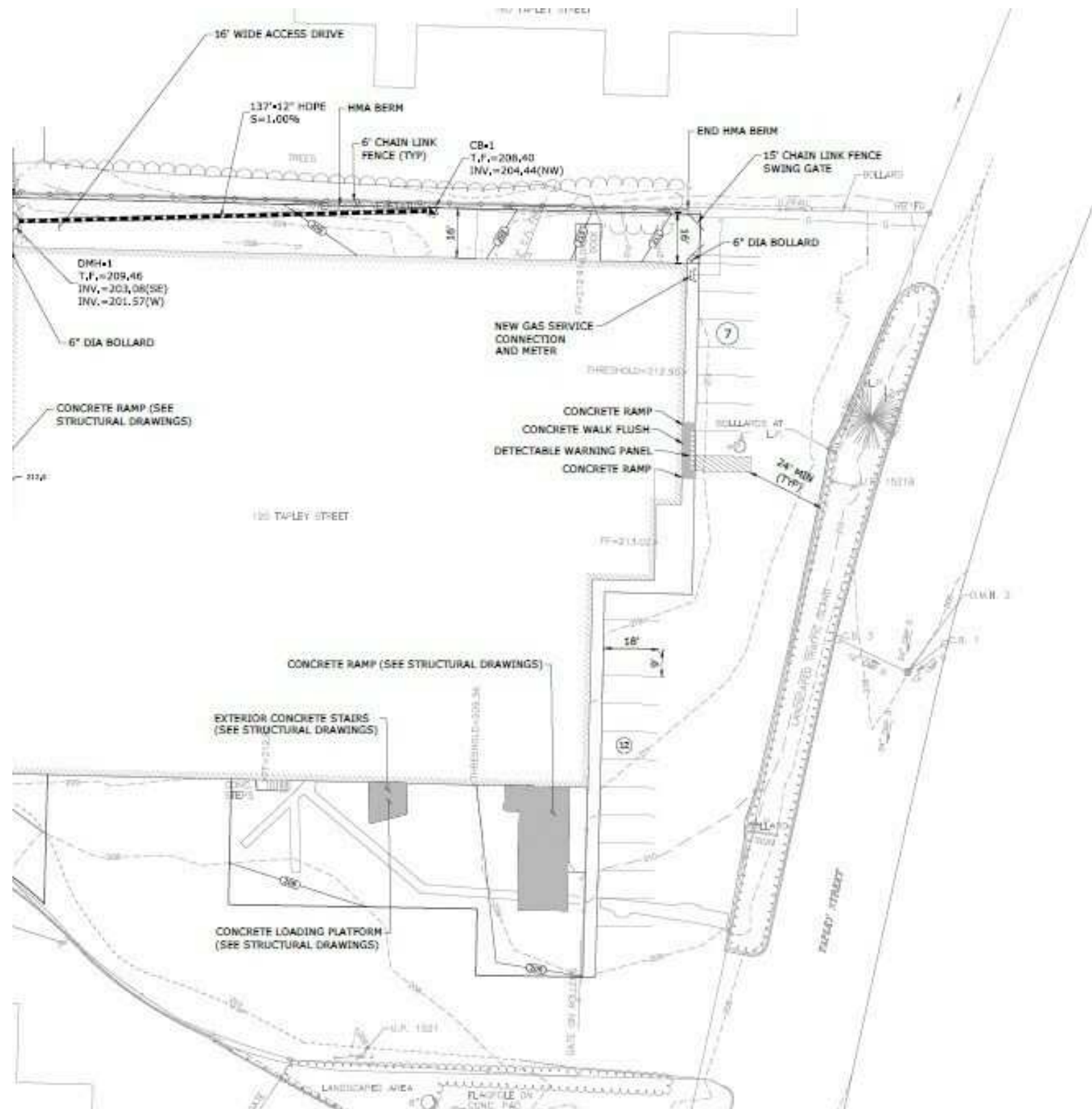




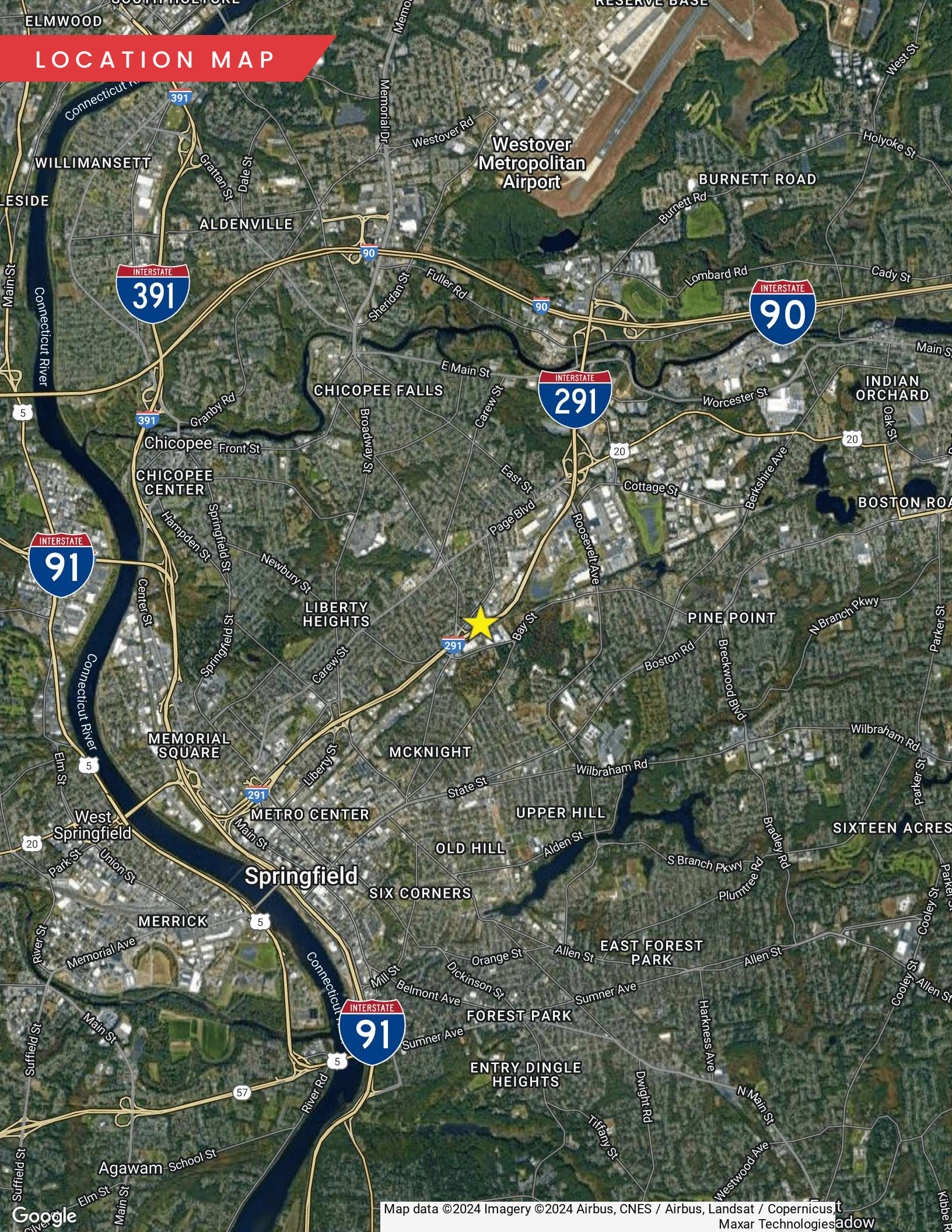
FLOOR PLANS



SITE PLANS



LOCATION MAP



120 TAPLEY ST

SPRINGFIELD, MA

FOR SALE OR LEASE | 38,500 SF FLEX BUILDING ON 2.52 ACRES

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