



120 TAPLEY ST

SPRINGFIELD, MA

FOR SALE OR LEASE | 14,000-38,500 SF FLEX BUILDING ON 1.52 ACRES

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

38,500 SF Flex Building on 1.52 Acres for Sale or Lease
 Subdivision for lease to 14,000 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
- 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

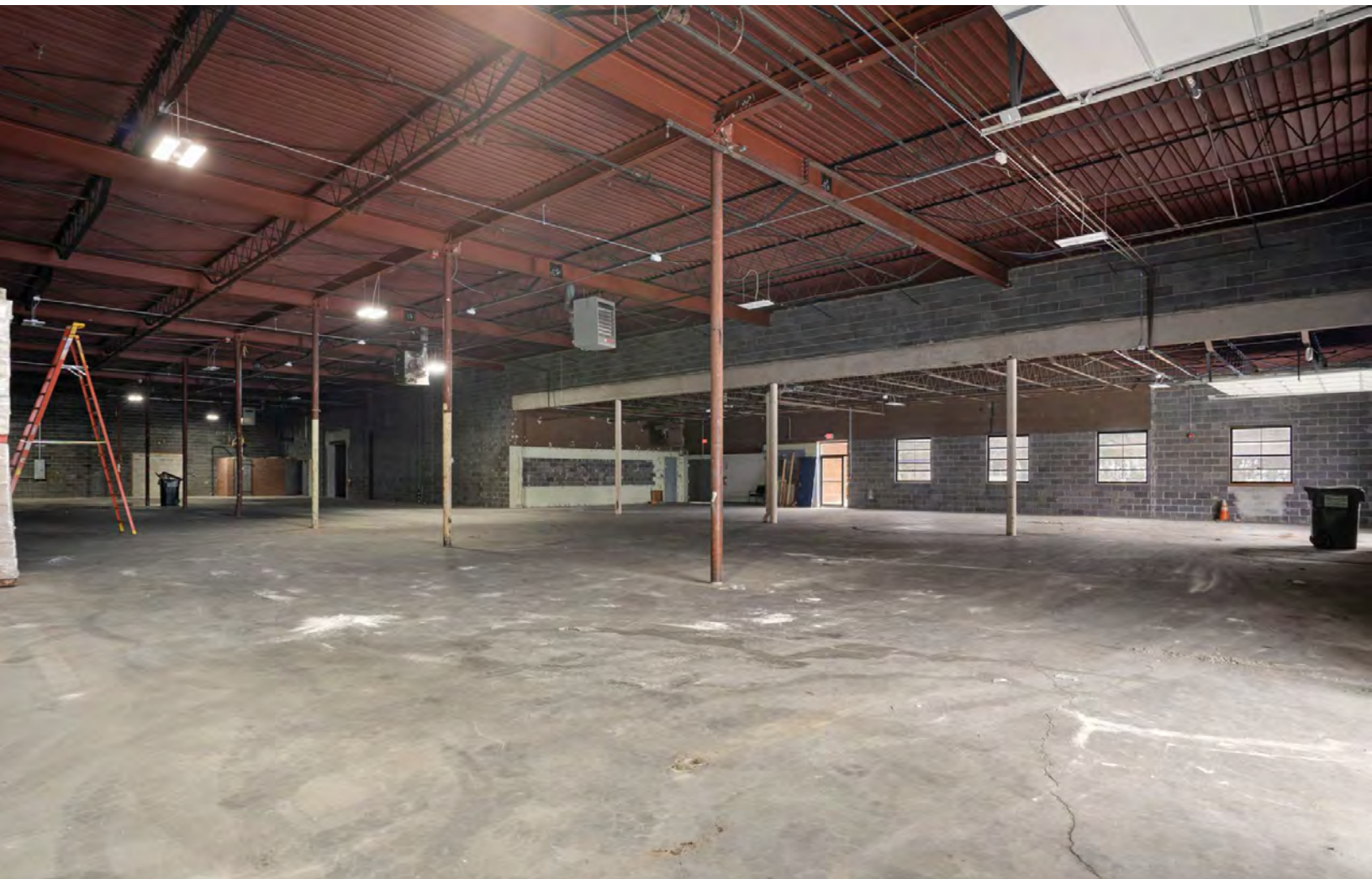
OFFERING SUMMARY

Year Built:	1954
Building Size:	38,500 SF
Available SF:	14,000 SF - 38,500 SF
Lot Size:	1.52 AC
Loading:	One (1) Drive-in (14'x10') One (1) Tailboard (9'x10')
Zoning:	Industrial 2
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:	MARKET
Sale Price:	MARKET

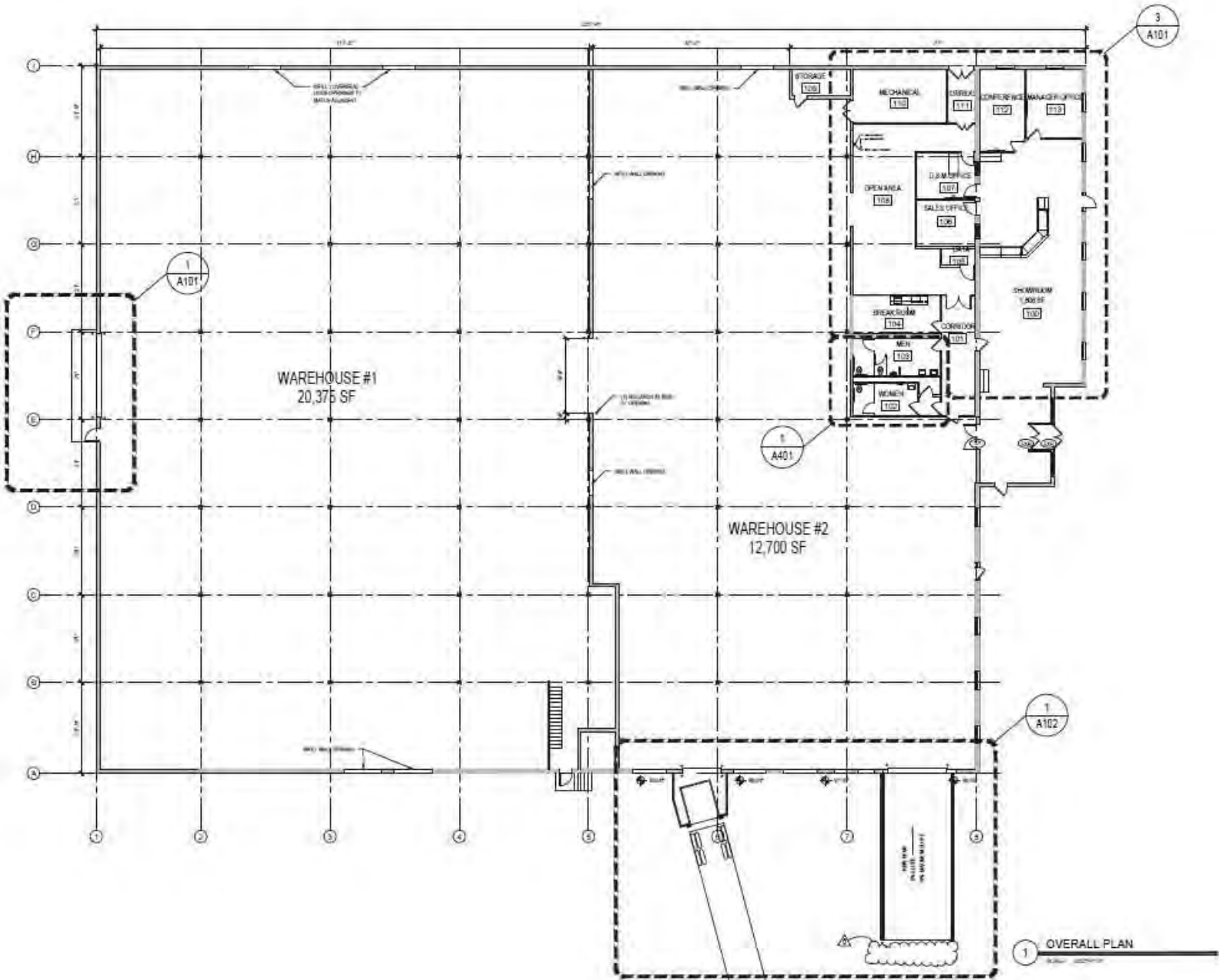
ADDITIONAL PHOTOS



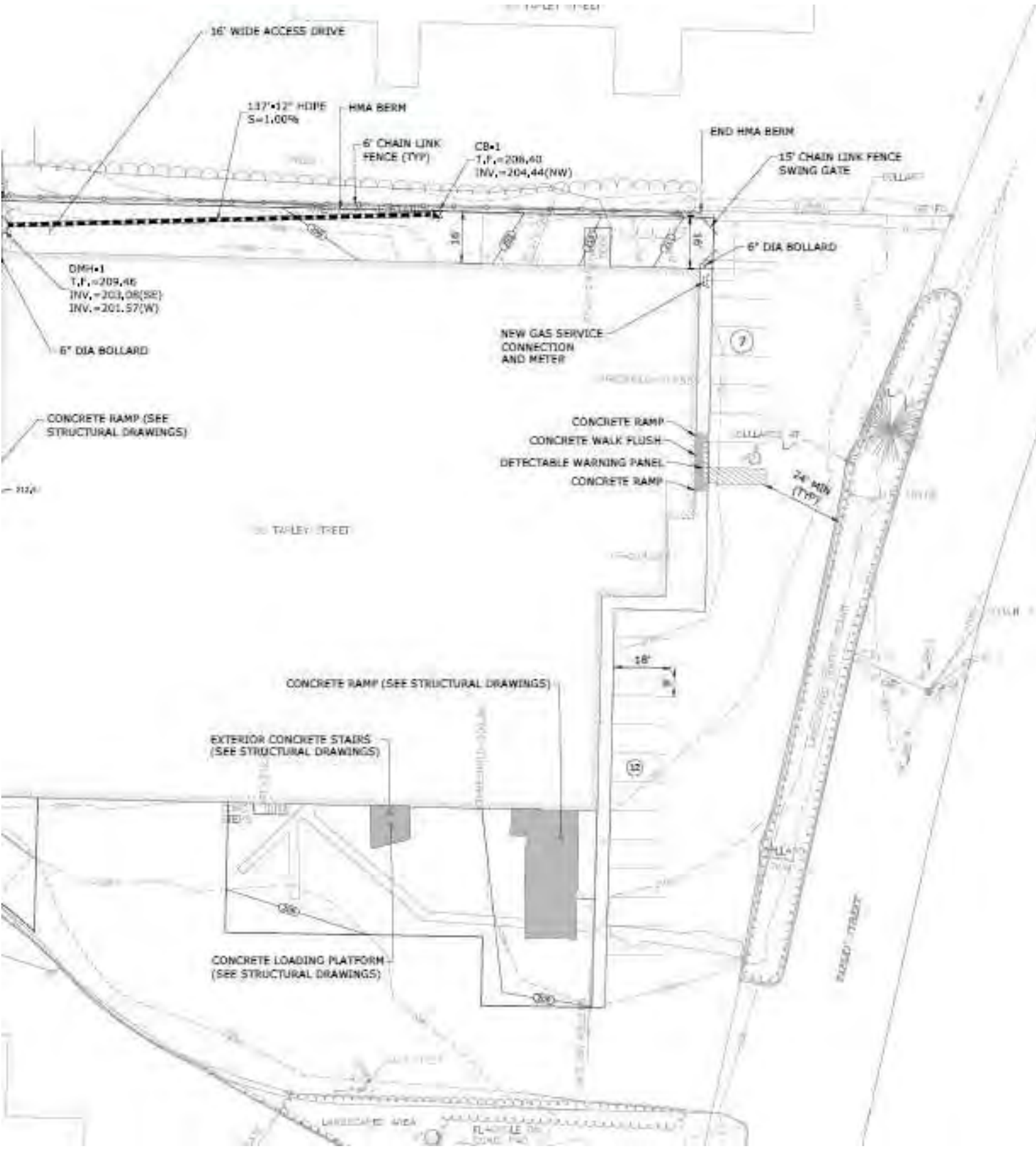
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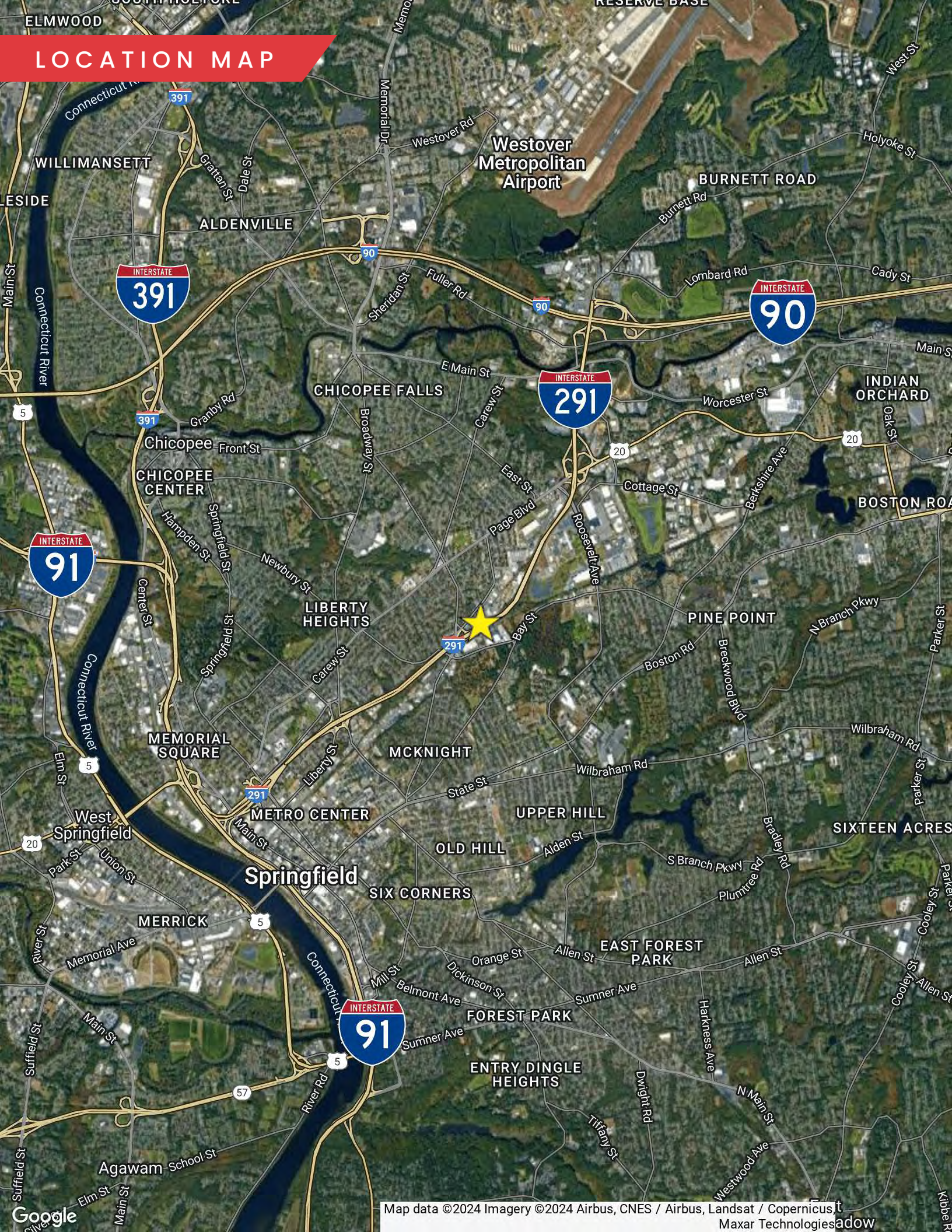
FLOOR PLANS



SITE PLANS



LOCATION MAP



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