



120 TAPLEY ST

SPRINGFIELD, MA

FOR SALE OR LEASE | 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

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
- \$500k of capital improvements made in last year

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

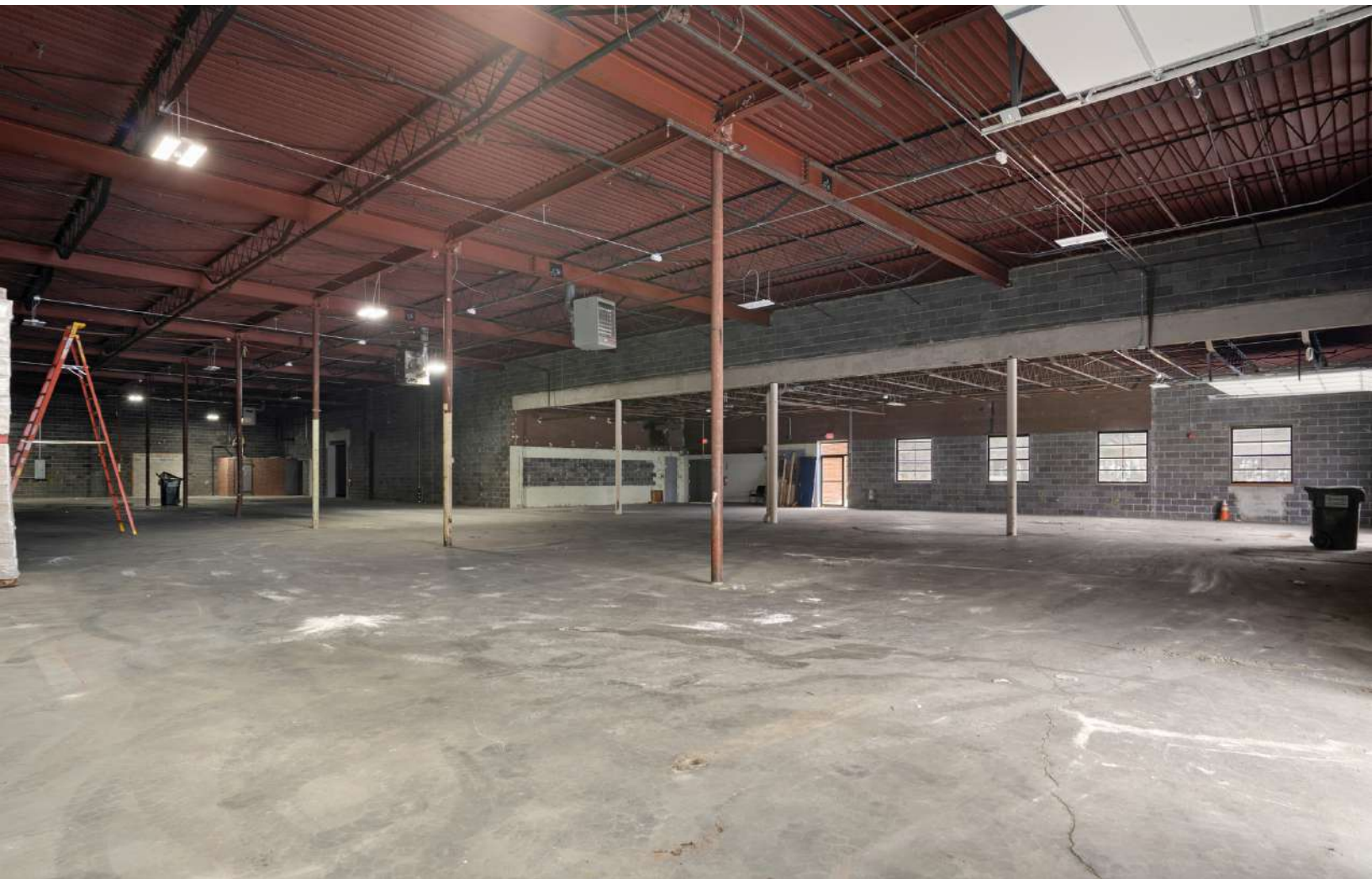
OFFERING SUMMARY

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

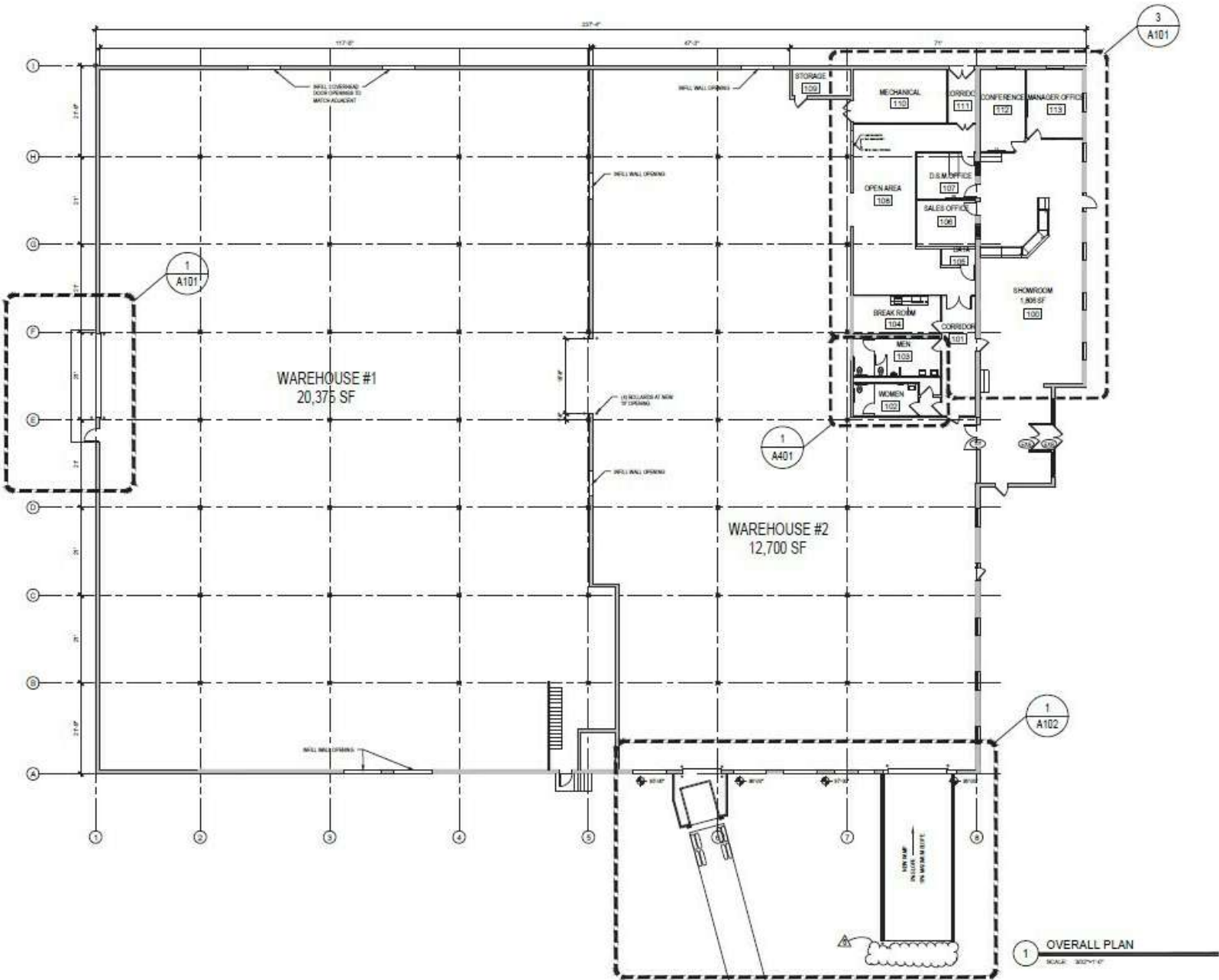
ADDITIONAL PHOTOS



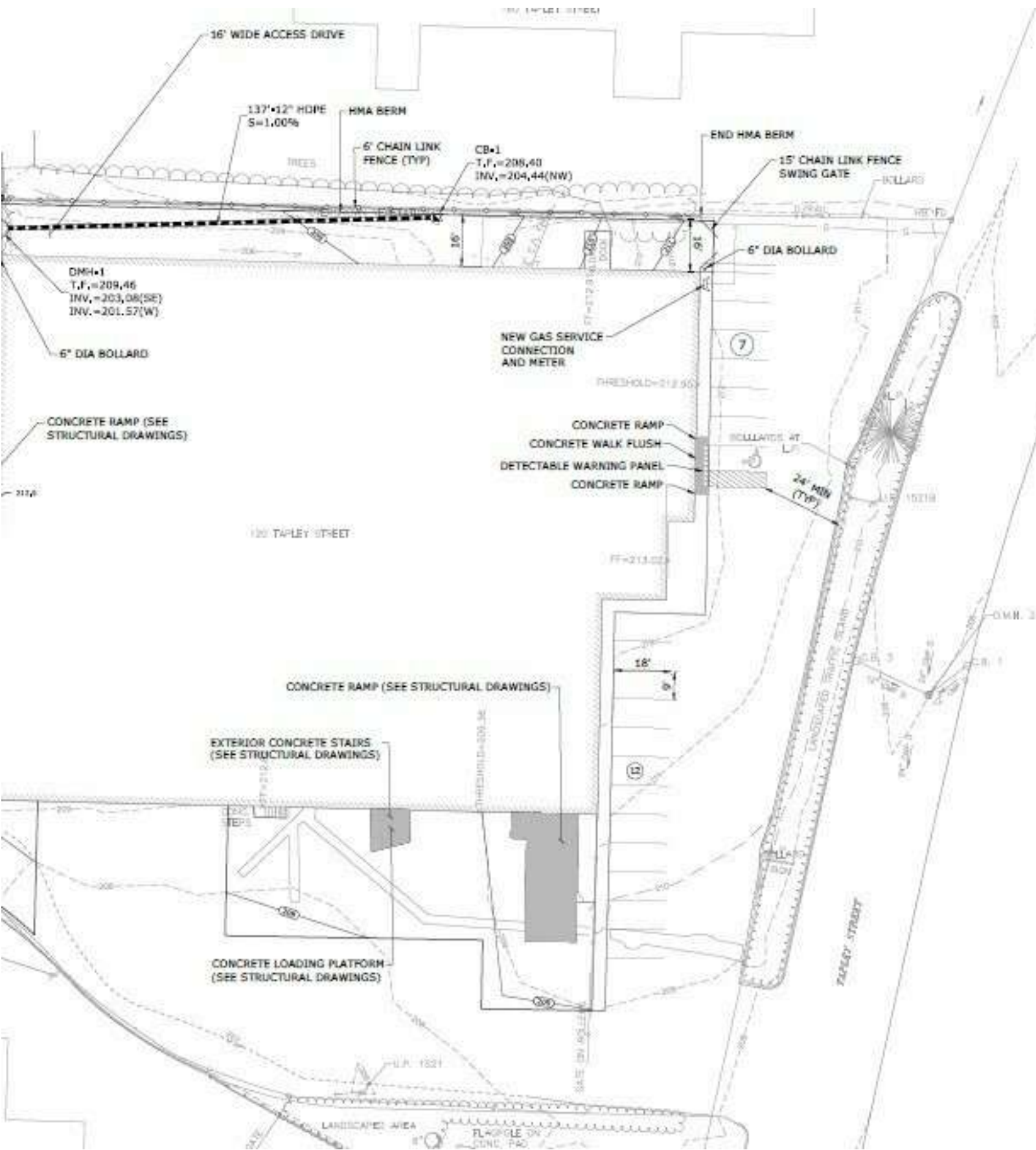
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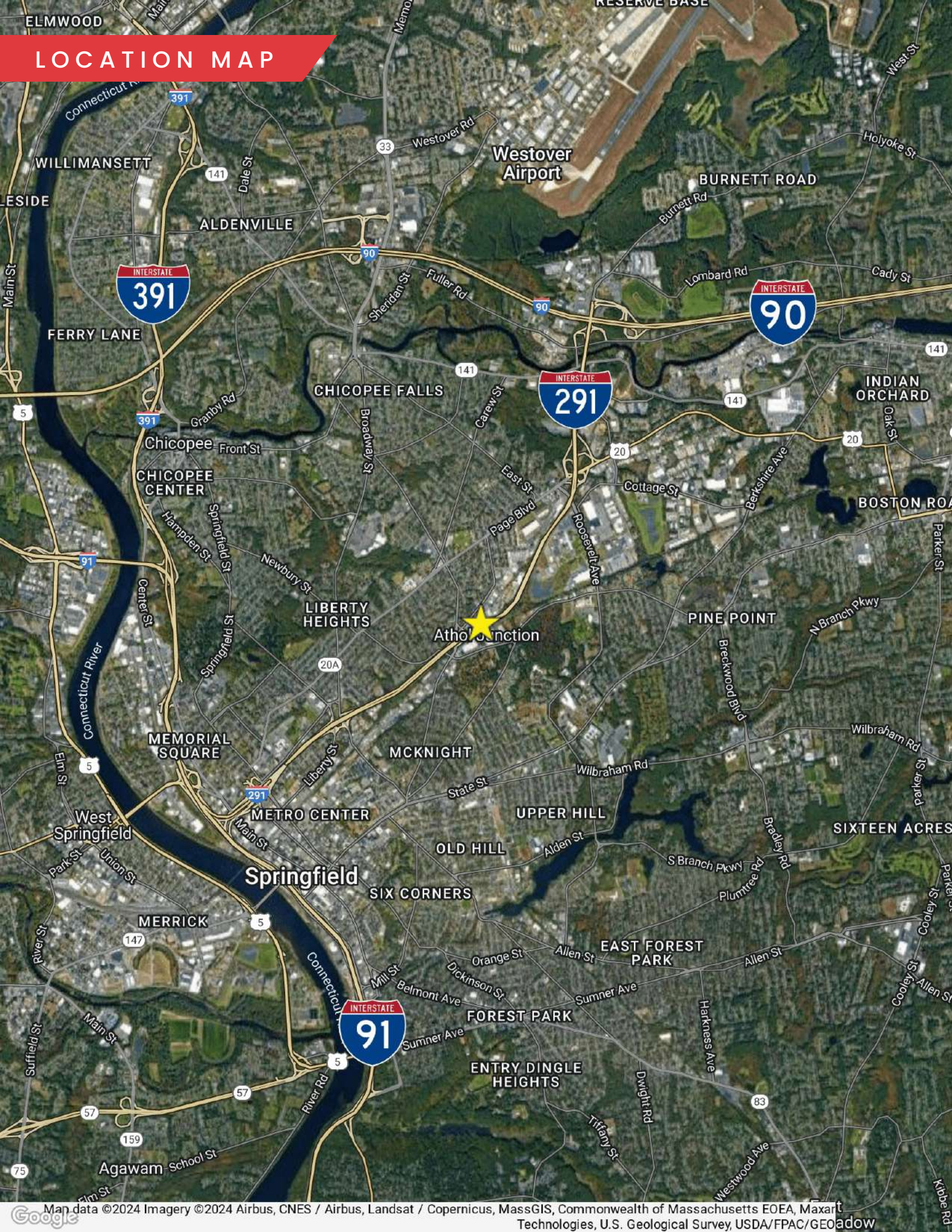


FLOOR PLANS



SITE PLANS





LOCATION MAP

Athol Junction

INTERSTATE 391

INTERSTATE 90

INTERSTATE 291

INTERSTATE 91

Springfield

Westover Airport

WILLIMANSETT

ALDENVILLE

CHICOPEE FALLS

CHICOPEE CENTER

LIBERTY HEIGHTS

MCKNIGHT

UPPER HILL

MERRICK

OLD HILL

SIX CORNERS

EAST FOREST PARK

FOREST PARK

ENTRY DINGLE HEIGHTS

BURNETT ROAD

FERRY LANE

INDIAN ORCHARD

BOSTON ROAD

PINE POINT

MEMORIAL SQUARE

METRO CENTER

West Springfield

SIXTEEN ACRES

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